

IN THE CIRCUIT COURT OF THE TWELFTH  
JUDICIAL CIRCUIT IN AND FOR SARASOTA  
COUNTY, FLORIDA

CASE NO.: 2026 CA 001546 NC  
DIVISION: Circuit Civil A - SARASOTA County

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES, SERIES 2006-  
22,

Plaintiff,

vs.  
JOHN ZARLING; UNKNOWN SPOUSE OF JOHN  
ZARLING; UNKNOWN TENANT(S) IN  
POSSESSION #1 and #2, and ALL OTHER  
UNKNOWN PARTIES, including, if a named  
Defendant is deceased, the personal representatives,  
the surviving spouse, heirs, devisees, grantees,  
creditors, and all other parties claiming, by, through,  
under or against that Defendant, and all claimants,  
persons or parties, natural or corporate, or whose exact  
legal status is unknown, claiming under any of the  
above named or described Defendants,  
Defendant(s).

FOR CLERK’S USE  
ONLY

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 2026109388 6 PG(S)**

**8/11/2026 3:08 PM**  
**KAREN E. RUSHING**  
**CLERK OF THE CIRCUIT COURT**  
**SARASOTA COUNTY, FLORIDA**  
**CIVIL COURTS** Receipt # 3531294

**UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE**

*This form substantially complies with Form 1.996, adopted by the Florida Supreme Court  
February 11, 2010, SC09-1579; form amended in 12th Circuit on 7/01/2019.*

THIS action was tried before the Court on August 5, 2026. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK,  
AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-  
BACKED CERTIFICATES, SERIES 2006-22, is due.

| Description      | Amount        |
|------------------|---------------|
| Principal        | \$ 127,410.36 |
| Deferred Amounts | \$ 151,996.84 |

|                                                            |                      |
|------------------------------------------------------------|----------------------|
| Accrued Interest through April 17, 2026                    | \$ 4,889.55          |
| Per Diem Interest at <u>\$15.27</u> from 4/18/26 to 8/5/26 | \$ 1,679.70          |
| Late Charges                                               | \$ 214.02            |
| Insurance Advances                                         | \$ 6,852.00          |
| PMI Insurance                                              | \$ 2.49              |
| Tax Advances                                               | \$ 6,589.05          |
| Property Inspection                                        | \$ 210.00            |
| BPO/Appraisal Costs                                        | \$ 130.00            |
| Filing Fee                                                 | \$ 1,930.00          |
| Service of Process                                         | \$ 355.00            |
| Skip Trace                                                 | \$ 25.00             |
| Attorneys' Fees                                            | \$ 5,950.00          |
| <i>Flat fee: \$5,400.00 / Additional Hourly: \$550.00.</i> |                      |
| <b>SUBTOTAL</b>                                            | <b>\$308,234.01</b>  |
| LESS: Initial Escrow Balance:                              | (\$1,732.00)         |
| LESS: Escrow Credits                                       | (\$5,867.54)         |
| LESS: Other                                                | \$ 0.00              |
| LESS: Other                                                | \$ 0.00              |
| <b>TOTAL</b>                                               | <b>\$ 300,634.47</b> |

that shall bear interest at the rate of 8.060%.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of defendant(s), on the following described property in **SARASOTA** County, Florida:

**LOT 27, BLOCK 273, 1ST ADDITION TO PORT CHARLOTTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.**

**AKA: 3949 LOTHAIR AVENUE, NORTH PORT, FL 34287**

3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that shall be not less than 20 days or more than 35 days after the date thereof unless plaintiff or plaintiff's attorney consents to more than 35 days after the date of final judgment, in accordance with section 45.031, Florida Statutes, using the following method:

| Sales Information | Date [Clerk Inserts] | Time    | Location                                                                                                                        |
|-------------------|----------------------|---------|---------------------------------------------------------------------------------------------------------------------------------|
| Sarasota County   | OCTOBER 6, 2026      | 9:00 am | Foreclosure sales conducted via Internet:<br><a href="http://www.sarasota.realforeclose.com">www.sarasota.realforeclose.com</a> |

Version: July 1, 2019

26-52693

|                       |  |          |                                                                                                                               |
|-----------------------|--|----------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Manatee County</b> |  | 11:00 am | Foreclosure sales conducted via Internet:<br><a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> |
| <b>DeSoto County</b>  |  | 11:00 am | Desoto County Courthouse<br>115 Oak Street, Arcadia, FL 34266<br><a href="http://www.desotoclerk.com">www.desotoclerk.com</a> |

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk shall credit plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment, or such part of it, as is necessary to pay the bid in full.

5. On the filing of the Certificate of Title, the Clerk must distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Plaintiff's costs; second, documentary stamps affixed to the Certificate, unless the property is purchased by a third party bidder; third, Plaintiff's attorneys' fees; fourth, the total sum due to the Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 4 from this date to the date of the sale; and by retaining any remaining amount pending further Order of this Court.

6. On filing the certificate of sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

**NOTICE: Issuance of a writ of possession does not exempt plaintiff from complying with federal law requiring notice to tenants residing on foreclosed property. To insure compliance with federal law, Plaintiff should consult with counsel before serving the writ of possession.**

7. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

8. **Additions, Modifications or Changes to Standard Form:** Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

- a. Should the subject property be sold to a third party at the foreclosure sale, the Clerk of Court is directed to make the full amount of the sale proceeds due Plaintiff payable as follows: **POPKIN & ROSALER, P.A. TRUST ACCOUNT, 1701 WEST HILLSBORO BOULEVARD, SUITE 400, DEERFIELD BEACH, FL 33442.**

- b. Plaintiff is entitled to file an affidavit of additional advances since the date of the execution of the previously filed Affidavit of amounts due and owing to be added to Plaintiff's credit bid at the foreclosure sale. **Any amounts in the affidavit of additional advances will only be disbursed upon further order of the Court.**
- c. Following entry of this Final Judgment, the total amount listed in paragraph 1 above, must bear interest at the prevailing legal rate of interest and adjust pursuant to Florida Statute Section 55.03.

**NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2018).**

**IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.**

**IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.**

*If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the following additional language applies:*

**IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED OT HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT FOR YOUR COUNTY WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.**

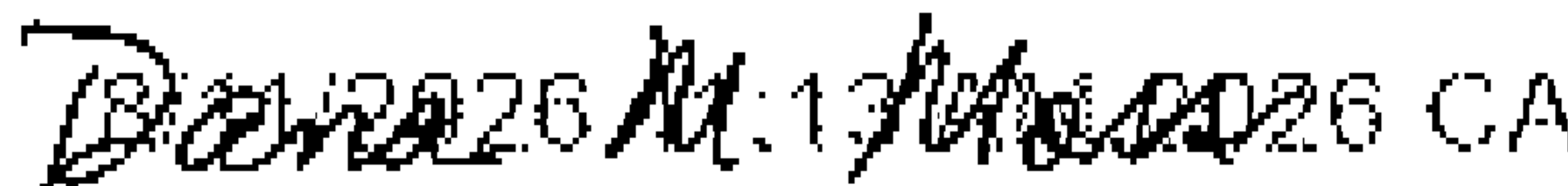
| <b>Sarasota County<br/>Clerk of Court</b>                                                                                         | <b>Manatee County<br/>Clerk of Court</b>                                                                                      | <b>Desoto County<br/>Clerk of Court</b>                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 2000 Main Street<br>Sarasota, Florida 34237<br>(941) 861-7400<br><a href="http://www.sarasotaclerk.com">www.sarasotaclerk.com</a> | 1115 Manatee Ave W<br>Bradenton, FL 34205<br>(941) 749-1800<br><a href="http://www.manateeclerk.com">www.manateeclerk.com</a> | 115 East Oak Street<br>Arcadia, FL 34266<br>(863) 993-4876<br><a href="http://www.desotoclerk.com">www.desotoclerk.com</a> |

**IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER**

**INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LOCAL LEGAL SERVICES LISTED BELOW TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT ONE OF THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.**

| <b>Sarasota County</b>                                                                                                                                                                                                                  | <b>Manatee County</b>                                                                                                                                                                   | <b>DeSoto County</b>                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Legal Aid of Manasota<br/>Sarasota Office</b><br>1900 Main Street, Suite 302<br>Sarasota, Florida 34236<br>(941) 366-0038<br><b>Venice Office</b><br>7810 South Tamiami Trail<br>Suite A6<br>Venice, Florida 34293<br>(941) 492-4631 | <b>Legal Aid of Manasota</b><br>1101 6 <sup>th</sup> Avenue West<br>Bradenton, Florida 34205<br>(941) 747-1628<br><a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>    | Fla. Rural Legal Services<br>3210 Cleveland Avenue, Suite<br>A<br>Ft. Myers, Florida 33901<br>(800) 476-8937<br><a href="http://www.flrs.org">www.flrs.org</a> |
| <b>Gulfcoast Legal Services</b><br>1750 17 <sup>th</sup> Street, Bldg. 1<br>Sarasota, Florida 34236<br>(941) 366-1746<br><a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>                                             | <b>Gulfcoast Legal Services</b><br>430 12 <sup>th</sup> Street West<br>Bradenton, Florida 34205<br>(941) 746-6151<br><a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a> |                                                                                                                                                                |

**DONE AND ORDERED** in Sarasota Chambers in **SARASOTA** County, Florida.

  
 001546 NC  
 e-Signed 8/11/2026 11:13 AM 2026 CA 001546 NC  
**DANA MOSS**  
 Circuit Judge

*Copies furnished to all parties via the e-portal or us Mail on attached Service List*

**SERVICE LIST: CASE NO.: 2026 CA 001546 NC**

Version: July 1, 2019

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POPKIN & ROSALER, P.A.  
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Deerfield Beach, FL 33442  
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John Zarling  
1270 Meadowbrook Drive, #5  
Cleveland, Wi 53015

Unknown Tenant(S) In Possession #1 N/K/A Dylan Medlin  
3949 Lothair Avenue  
North Port, Fl 34287