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

Clerk Case Number: 2026 CC 001947 NC
Division:

SABRINA AQUINO, individually,
Plaintiff(s),

v.
AARON BOONE, Individually, UNKNOWN PARTY IN POSSESSION #1, UNKNOWN PARTY IN POSSESSION #2,
Defendant(s).

FOR CLERK'S USE ONLY
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3534666

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 before the Court on August 17, 2026 upon Plaintiff's Motion for Final Summary Judgment of Foreclosure (DIN 19). After reviewing the Motion, summary-judgment evidence, and court file, the Court determines that Plaintiff has met her burden to show no disputed issues of fact and that Plaintiff is entitled to foreclosure as a matter of law. Defendant came forward with no affidavits or opposing summary-judgment evidence to create a factual issue; and no affidavit under Rule 1.510(d), Fla. R. Civ. P. was filed as to why disputed facts were unavailable. Plaintiff is entitled to foreclosure in the amounts set forth in the summary-judgment evidence plus $8087.66 in interest since the filing of the evidence. Plaintiff's attorney's fees are reasonable and the hourly rates reasonable and costs are recoverable totaling $11,076.23. The Court further specifically finds:

1. There are no outstanding issues of material fact that preclude the entry of summary judgment in Plaintiff Sabrina Aquino's favor.
2. Sabrina Aquino is the owner and holder of the Promissory Note secured by a Mortgage and Security Agreement ("Mortgage") secured by the real and personal property described in the Mortgage and more particularly defined in paragraph 2 of the Order below.
3. The Original Promissory Note and Mortgage were delivered to the Clerk of Court prior to the entry of this Final Judgment on August 7, 2026 (DIN 28).
4. That Such Promissory Note and Mortgage was executed by Defendant Aaron Boone.
5. That the Affidavit of Amounts Due and Owing is legally sufficient as it contains the Promissory Note and Mortgage and no other payment records exist, no counter affidavit alleging any payment was made and the calculations within the Affidavit of Amounts Due and owing is premises on basic math for the terms of the promissory note.
6. That the Rule of Civil Procedure cited in Plaintiff's Motion for Summary judgment of 1.150 is a clear scrivener's error and intended to reference Fla. R. Civ. P. 1510.

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7. That the Defendant failed to provide any evidentiary support for or allege a defense of payment in any manner or provide any Counter-affidavit refuting Plaintiff's evidence provided in support of its Motion for Summary Judgment; Accordingly,

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, [**SABRINA AQUINO**], is due.

Description		**Amount**
Principal		$200,000.00
Interest to this date of judgment		$50,005.41
Title Search Expense		$350.00
Taxes		$ 0.00
Attorneys' Fees		
Finding as to reasonable number of hours		18.5
Finding as to reasonable hourly rate:		515.00/hr
Attorneys' Fee Total		$ 9,295.00
Court costs, now taxed		$1,431.23
Other: Click here to enter text.		$amount
Other: Click here to enter text.		$amount
Other: Click here to enter text.		$amount
Other: Click here to enter text.		$amount
	SUBTOTAL	$261,081.64
LESS: Escrow balance:		$amount
LESS: Other		$amount
LESS: Other		$amount
LESS: Other Click here to enter text.		$amount
	TOTAL	$261,081.64

that shall bear interest at the rate of prevailing legal interest rate pursuant to Fla. Stat. 55.03 which is currently 8.06 % a year.

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 20, Block E, Hyde Park Terrace, according to the plat thereof as recorded in Plat Book 1, Page 67, of the Public Records of Sarasota County, Florida.

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	**September 22, 2026**	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County		11:00 am	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County		11:00 am	Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

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 filing the certificate of title the clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of plaintiff's costs; second, documentary stamps affixed to the certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the 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, additional attorney's fees and costs; writs of possession; orders determining the amount and responsibility of assessments that may be due a condominium pursuant to Fla. Stat. § 718.116, orders arising out of re-foreclosure, to include supplemental complaint to add interest-holder, and or orders involving reformation of the mortgage instrument or deed to perfect title.

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. The Court finds, based upon the affidavits presented that the actions required and time spent and fees incurred are reasonable and appropriate for Plaintiff's counsel's attorney's fees and costs. The Court finds that there are no reasons for either reduction or enhancement pursuant to Florida Patient's Compensation Funds v. Rowe, 472 So.2d 1145 (Fla. 1985), and

the Court therefore has awarded reasonable attorney's fees and costs in the amount indicated in paragraph 1 of this Judgment.

b. Based upon the Affidavit of Attorneys' Fees and Costs file by J. Derrick Maginness, the complexity of this foreclosure action, the amount of time and labor reasonable expended by Trenam law in prosecuting this foreclosure action are reasonable. The rates, $515.00 and $575.00 for the two attorneys who worked on this case and the $180.00 per hour for the two paralegals who provided legal services in this matter are reasonable and the .90 hours of paralegal time and 9.6 hours of attorney time spent litigating this matter prior to preparing and filing the motion for summary judgment is reasonable. That 8 hours at $515.00 per hour for drafting the motion for summary judgment, reviewing the response from opposing counsel, preparing for the hearing on summary judgment, argument and through the date of the foreclosure sale is reasonable resulting in attorney's fees of $9,295.00. And that the costs incurred in this action of $1,781.23, including $250.00 to the Saydah Law Firm for reviewing the file and preparing and providing an Affidavit as to Reasonable Attorneys' Fees is reasonable. Resulting in an award of fees and costs in the amount of $11,076.23

c. Click here to enter text.

d. Click here to enter text.

e. Click here to enter text.

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 REPRSENTATION 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.

Sarasota County Clerk of Court	**Manatee County Clerk of Court**	**Desoto County Clerk of Court**
2000 Main Street	1115 Manatee Ave W	115 East Oak Street
Sarasota, Florida 34237	Bradenton, FL 34205	Arcadia, FL 34266
(941) 861-7400	(941) 749-1800	(863) 993-4876
www.sarasotaclerk.com	www.manateeclerk.com	www.desotoclerk.com

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 OFERING 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.

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

DONE AND ORDERED in Chambers in SARASOTA County, Florida, on August 19, 2026.

Signed: 8/19/2026 8:34 AM 2026 CA 001947 NC

e-Signed 8/19/2026 8:34 AM 2026 CA 001947 NC

Andrea M. Johnson
CIRCUIT COURT JUDGE