

8/19/2026 4:17 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 3534812

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

VENICE ISLE HOME OWNERS, INC.,
A Florida not for profit Corporation,

Plaintiff,

v.

CASE NO. 2025CA004492

UNKNOWN HEIRS/DEVISEES OF GORDON
W. IRWIN AND LILLIAN M. IRWIN; and
UNKNOWN TENANT(S)/OCCUPANT(S),

Defendants.

AMENDED FINAL JUDGMENT OF FORECLOSURE
(To Include Sale Date)

THIS CAUSE having come before the court upon Plaintiff's Motion for Final Summary Judgment of Foreclosure an Award of Attorney's Fees and Costs, and the Court having considered the pleadings and proofs submitted, having reviewed the Court file, and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. On or about August 28, 2025, the Plaintiff filed a Complaint for lien foreclosure against the Defendants, UNKNOWN HEIRS / DEVISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN and UNKNOWN TENANT(S) / OCCUPANT(S).

2 Due and legal service of process was made upon the Defendants, UNKNOWN HEIRS / DEVISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN., via appointment of a Guardian Ad Litem, Administrator Ad Litem and Attorney Ad Litem.

3. On or about May 5, 2026, an Answer and Affirmative Defenses was filed on behalf of Defendants, UNKNOWN HEIRS / DEVISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN, but otherwise failed to raise any defense that would legally or equitably exempt or excuse Defendants

from payment of assessments, interest, reasonable attorneys' fees and costs.

4. This Court has jurisdiction over the parties in this cause and its subject matter; the allegations contained in the Complaint have been proven by competent evidence and the equities in this cause are with Plaintiff. There is no genuine issue of material fact or law and the Plaintiff, VENICE ISLE HOME OWNERS, INC., is entitled to Final Summary Judgment against the Defendants, UNKNOWN HEIRS / DEVISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN.

5. The lien sued upon by the Plaintiff in this cause constitutes a valid lien on the property described therein to wit:

Unit #324 of VENICE ISLE, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded on Official Records Book 2925, Pages 2868 - 2926, of the Public Records of Sarasota County, Florida. (Lessee is the owner of appurtenant Membership Certificate #324 of VENICE ISLE HOME OWNERS, INC., a Florida non-profit cooperation.)

and the Defendants, UNKNOWN HEIRS / DEVISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN, are in default of payment as alleged in the Complaint.

6. The Plaintiff is entitled to recover its attorney fees, costs and other expenses related to this action pursuant to the terms of the Declaration of the Association. The Court finds that 11.92 attorney hours and 12.85 hours of paralegal hours, as shown by the Plaintiff's Affidavits, were expended or will be expended by Plaintiff's attorneys and paralegals in this action and that the hours are reasonable given the novelty and difficulty of the questions and issues presented. The Plaintiff has met the burden of proving the prevailing market rate for legal services rendered. Accordingly, the Court finds that \$325.00 - \$350.00 per hour is a reasonable attorney hourly rate and \$195.00 is a reasonable paralegal rate and that \$6,558.75 is a reasonable fee for the legal services provided.

7. There remains due to Plaintiff on the lien sued upon, the following sums:

Assessments Quarterly through July 1, 2026	\$6,902.92
Special Assessments through July 1, 2026	\$ 594.31
Interest @ 18% through 08/03/2026	\$ 1,417.16
Late Fees	\$ 333.00
Administrative Fees	\$ 135.00
Violation / Fines through 07/01/2026	\$ 25.00
Law Firm Costs	\$ 2,525.25
Attorney Fees	\$ 6,558.75

Total Due:	\$18,491.39

8. Plaintiff holds a lien for the total sum due superior to any right, title, interest, claim, or estate of Defendants, UNKNOWN HEIRS / DEVISEES OF GORDON W. IRWIN AND LILLIAN M. IRWIN, in and to the property described herein and in the Complaint.

9. If the total sum due, with interest at the rate prescribed by law, and all costs of this action accruing subsequent to this Judgment are not paid, the Clerk of this Court shall sell the property at public sale no sooner than thirty (30) days from the date of this Order, beginning at 9:00 a.m. on September 24, 2026, at www.sarasota.realforeclose.com, to the highest bidder or bidders for cash, except as set forth hereinafter, in accordance with Fla. Stat. §45.031. Furthermore, Plaintiff may cancel the sale on entry of an Order to the Court.

10. 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 at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum due hereunder with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

11. After confirmation of the sale, 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 plus interest at the

rate prescribed by law from this date to the date of the sale; and last, by retaining any amount remaining pending the further order of this Court.

12. Upon confirmation of the sale, whether by the Clerk of the Court filing the Certificate of Title, or by order of this Court ruling upon objections to the sale, the Defendants and all persons claiming by, through, under, or against them since the filing of the Notice of Lis Pendens herein, shall be forever foreclosed of all right, title, interest, estate, or claim in the property being sold and the purchaser at the sale shall be let into possession thereof. Nothing in this paragraph shall be construed as extending the Defendant's right of redemption to any time beyond the filing of the Certificate of Sale.

13. Notwithstanding anything else contained herein, on the filing of the Certificate of Sale, the Defendant's Right of Redemption as prescribed by Florida Statute, §45.0315 shall be terminated.

14. Judgment is entered against the Defendants on all counts of the Complaint for which let execution issue.

15. Jurisdiction of this action is retained to enter further orders as are proper including, without limitation, writs of possession and for such other relief as granted by the Court.

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, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

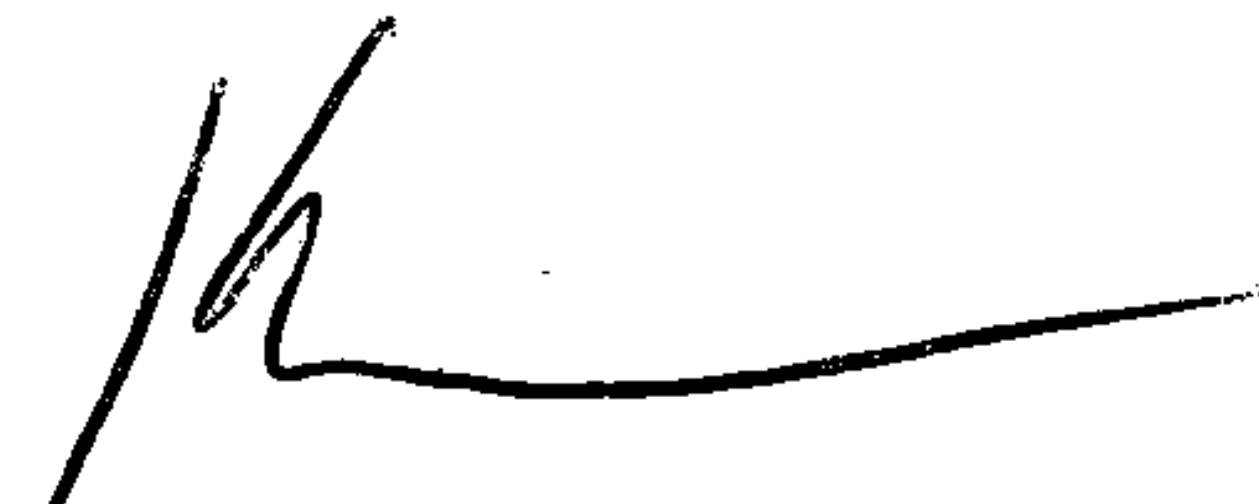
IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO 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 SARASOTA COUNTY CLERK OF THE COURT, 2000 MAIN STREET, SARASOTA, FLORIDA 34237, TELEPHONE (941) 861-7400, 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.

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 SARASOTA COUNTY LEGAL AID OF MANASOTA, AT (941) 366-0038 OR GULFCOAST LEGAL SERVICEES, AT (941) 366-1746 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 FLORIDA RURAL LEGAL SERVICES OR LEE COUNTY LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE

AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED in Chambers at Sarasota, Sarasota County, Florida on this 18
day of August, 2026.



HONORABLE KEVIN BRUNING
Circuit Court Judge