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

Clerk Case Number: 2025 CA 002980 NC

CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF THE NEW RESIDENTIAL MORTGAGE LOAN TRUST 2024-RPL1

Plaintiff(s),

vs.

RAMILYA PULBERE;
IGOR SHTANKO

Defendant(s).

_____/

FOR CLERK'S USE ONLY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126550 6 PG(S)
9/17/2026 11:01 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3546135

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 July 1, 2019

THIS MATTER came before the Court on September 14, 2026 on Plaintiff's Renewed Motion for Final Summary Judgment of Foreclosure [DIN 54] and after the notice of hearing being properly served, the Court reviewing the summary-judgment evidence, being otherwise advised, and counsel for Defendant not objecting to entry of judgment or contesting the attorney's fees and costs, the Court determines the no disputed issues of fact exist and Plaintiff is entitled to judgment as a matter of law, and there are no disputed issues of fact as to the recoverable costs and the reasonableness of the attorney's fees and rate, therefore it is:

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, **Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2024-RPL1**, whose address is **55 Beattie Place, Suite 100, Greenville, South Carolina 29601-2743**, is due:

Description	Amount
Principal	$364,810.72

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Deferred Amounts		$7,835.28
Accrued interest from 05/01/2024 to 06/22/2026 At the per diem rate of $76.21		$59,552.17
Interest from 06/22/2026 to the 09/14/2026 date of judgment		$6,401.64
Late Charges		$652.95
Property Inspections		$570.00
Escrow Advance		$18,193.50
Attorneys' Fees		$5,400.00
Court Costs, now taxed		$3,451.38
Background Search	$14.40	
Filing Fee	$2,023.43	
Process Service	$1,361.80	
Summons Issuance	$51.75	
	TOTAL	**$466,867.64**

that shall bear interest at the legal rate, which was 8.06% per annum as of July 1, 2026.

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 9, BLOCK C, HIGHLAND CREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Property address: 861 Coleman Avenue, Sarasota, FL 34232

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:

Check One	Sales Information	Date [Clerk Inserts]	Time	Location
x	**Sarasota County**	December 14, 2026	9:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com

	Manatee County		11:00 am or as soon as possible thereafter	Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
	DeSoto County		11:00 am or as soon as possible thereafter	Desoto County Courthouse 115 Oak Street, Arcadia, FL 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.

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. If proceeds are to be distributed to Plaintiff or Plaintiff's Counsel, the Clerk is authorized to issue a single check made payable to counsel for Plaintiff.
   b. The rights of any condominium or homeowners' association to collect unpaid assessments from any subsequent title holder, including the first mortgage holder, as referenced herein, shall be preserved and shall be governed as provided in Section 718.116 and 720.3085, Florida Statutes, subject to limitations as set-forth in *Coral*

Lakes Community Association, Inc. v. Busey Bank, N.A., 30 So. 3d 579 (Fla. 2d DCA 2010).

c. **If the Plaintiff is the purchaser at the sale, the Plaintiff may assign its bid to a third party assignee by recording and filing an Assignment of Bid and the Clerk of Court is hereby directed to issue a Certificate of Title to the assignee named therein.**

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2006).

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 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 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 CLERK OF 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 OFFERING HELP TO 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 September 17, 2026.

Ordered on 9/17/2026 9:04 AM 2025 CA 002980 NC

e-Signed 9/17/2026 9:04 AM 2025 CA 002980 NC

Andrea M. Johnson
Circuit Judge, Twelfth Judicial Circuit

Copies furnished to all parties on attached Service List

SERVICE LIST FOR FINAL JUDGMENT OF MORTGAGE FORECLOSURE
(Sarasota County Clerk Case Number: 2025 CA 002980 NC)

Padgett Law Group, Attorneys for Plaintiff
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
attorney@padgettlawgroup.com

Kinley I. Engvalson, Esq. (Counsel for Ramilya Pulbere)
1615 Forum Place, 5th Floor
West Palm Beach, FL 33401
serviceHAD@kraskerlaw.comkengvalson@kraskerlaw.comdavid@kraskerlaw.com

Kinley I. Engvalson, Esq. (Counsel for Igor Shtanko)
1615 Forum Place, 5th Floor
West Palm Beach, FL 33401
serviceHAD@kraskerlaw.comkengvalson@kraskerlaw.comdavid@kraskerlaw.com