

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

SERVICEMAC, LLC.
Plaintiff,

vs.

CASE NO. 2026 CA 000445 NC

ANTHONY C. CAPOTOSTO; AUDREY M.
HANLON; DAVID ROCKEY; KATHERINE
CALIENNI; THOMAS STEINEL; SETH COLLINS;
CINDY COLLINS; UNKNOWN TENANT #1 IN
POSSESSION OF THE PROPERTY; UNKNOWN
TENANT #2 IN POSSESSION OF THE PROPERTY;
Defendants,

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126863 5 PG(S)

9/17/2026 3:42 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 3546418

UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE

*This form substantially complies with Form 1.996, adopted by the Florida Supreme Court
February 11, 2020, SC09-1579; form amended in 12th Circuit on 7/01/2019.*

THIS action was tried before the Court. On the evidence presented at the Non-Jury Trial on
September 17, 2026;

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, **ServiceMac, LLC.**, is due:

Principal due on the note secured by the mortgage foreclosed:	\$481,567.41
Interest from 10/01/2024 to 09/17/2026 (Per Diem \$85.76)	\$61,367.41
Pro Rata MIP/PMI	\$1,259.70
Escrow Advances	\$20,536.37
Miscellaneous Fees	\$10.00
Late Charges	\$1,873.44
NSF Charges	\$150.00
Corporate Advances	\$258.00
Attorney's Fees	\$8,050.00
Attorney's Costs	\$3,798.20

GRAND TOTAL **\$578,870.53**

Interest. The total amount of this judgment shall bear interest at the prevailing statutory rate
of interest as of the date this judgment is obtained, which interest rate shall be adjusted

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- annually on January 1 of each year in accordance with the interest rate in effect on that date set by the Chief Financial Officer until the judgment is paid. See § 55.03(3) Fla. Stat.
- 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 2, Block 1283, Twenty-Sixth addition to Port Charlotte Subdivision, a subdivision according to the plat thereof recorded in Plat Book 15, Pages 3, 3A through 3S, of the Public Records of, Sarasota County, Florida

PROPERTY ADDRESS: 7849 PARAGON RD, NORTH PORT, FL 34291

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 set the property at public sale as set forth below to the highest bidder for cash, on a specified day that shall not be 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:

(X) Beginning at 09:00 AM on the prescribed date NOVEMBER 3, 2026, at www.sarasota.realforeclose.com, on the above date. http://www.sarasotaclerk.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 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 attorney's 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 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 on 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.** Jurisdiction of this action is retained in order to enter further orders that are proper including, without limitation, a writ of possession, a deficiency judgment, supplemental proceedings necessary to include an omitted Defendant, correct, or amend a final judgment, or supplemental proceedings necessary to determine assessments due a condo or homeowner's association, in accordance with Fla. Stat. 720.3085 and 718.116.
8. **Assignment of Bid.** Plaintiff, through its counsel, may assign its credit bid to third parties without further order of the Court. Should Plaintiff and/or Plaintiff's assignee successfully bid at the foreclosure sale, the Clerk of Courts shall honor the assignment of credit bid and shall issue a certificate of title in favor of the Plaintiff's assignee without further order of the Court.
9. **Additional Advances.** If subsequent to the date of the Plaintiff's affidavit of indebtedness and/or this final judgment of foreclosure, and prior to the sale contemplated in this final judgment, the Plaintiff has to advance money to protect its mortgage lien, including but not limited to post-judgment advances for property taxes and insurance, property preservation costs, post judgment attorney's fees and costs and post judgment bankruptcy attorney fees and costs, the Plaintiff or its attorneys shall certify by affidavit to the Clerk any such advances, and the amount due to Plaintiff shall be increased by the amount of such advances without further order of the Court.

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 THE 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 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 THE COURT IN SARASOTA COUNTY Phone 941-861-7400 or 941-861-7400 at 2000 Main Street, Sarasota, FL 34237 WITHIN 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 INFORMATION, IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT GULF COAST LEGAL SERVICES AT 1750 17TH STREET, BLDG. I, SARASOTA, FLORIDA, WWW.GULFCOASTLEGAL.ORG OR NEAREST LEGAL AID OFFICE 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 GULF COAST LEGAL SERVICES AT 1750 17TH STREET, BLDG. I, SARASOTA, FLORIDA, WWW.GULFCOASTLEGAL.ORG FOR ASSISTANCE YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE AND ORDERED at Sarasota County, Florida on September 17, 2026.

Dana M. Moss
Dana M. Moss, Circuit Judge

cc: all parties on the attached service list.

SERVICE LIST
CASE NO. 2026 CA 000445 NC

MARINOSCI LAW GROUP, P.C.
ATTORNEY FOR THE PLAINTIFF
100 WEST CYPRESS CREEK ROAD, SUITE 1045
FORT LAUDERDALE, FL 33309
SERVICEFL@MLG-DEFAULTLAW.COM
SERVICEFL2@MLG-DEFAULTLAW.COM

ANTHONY C. CAPOTOSTO
7849 PARAGON ROAD
NORTH PORT, FL 34291

AUDREY M. HANLON
784 BRADENTON ROAD
VENICE, FL 34293

DAVID ROCKEY
22412 W 90TH TERRACE
LENAXA, KS 66227

KATHERINE CALIENNI
180 ABBE LANE
CLIFTON, NJ 07013

THOMAS STEINEL
180 ABBE LANE
CLIFTON, NJ 07013

SETH COLLINS
6110 HEIGLE ROAD SW
AMANDA, OH 43102

CINDY COLLINS
6110 HEIGLE ROAD SW
AMANDA, OH 43102