

IN THE CIRCUIT COURT OF THE 12TH
JUDICIAL CIRCUIT IN & FOR SARASOTA
COUNTY, FLORIDA

Clerk Case Number: 2026 CA 000061 NC
Division: A

PHH MORTGAGE CORPORATION,
Plaintiff(s),

v.
UNKNOWN SPOUSE, HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY, THROUGH,
UNDER OR AGAINST THE ESTATE OF JOANN D.
DUBATS AKA JOANN DOLORES DUBATS AKA
DOLORES JOAN DUBATS, DECEASED, *et. al.*,
Defendant(s).

FOR CLERK'S USE ONLY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026126950 7 PG(S)

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CIVIL COURTS

Receipt # 3546504

IN REM UNIFORM FINAL JUDGMENT OF MORTGAGE FORECLOSURE

*This form substantially complies with Form 1.996, adopted by the Florida Supreme Court
February 11, 2010, SCO9-1579; form published in 12" Circuit on 4-5-10.*

THIS action was tried before the Court on September 17, 2026. On the evidence presented

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, PHH MORTGAGE CORPORATION, whose address is 1661 Worthington Road,
Suite 100, West Palm Beach, FL 33409, is due.

Description	Amount
Principal	\$261,360.98
Interest to 8/31/2026	\$225,139.77
Interest from 9/1/2026 to 9/17/2026	\$1,604.46
Mortgage Insurance Premium	\$22,389.64
Servicing Fees	\$7,380.00
Intra Month Per Diem	\$2,856.44
Title Examination Fees	\$655.00
Taxes	\$10,934.38
Hazard Insurance	\$29,266.80
Property Inspections	\$1,575.00
Property Preservation	\$1,900.00
Attorneys' Fees	
Other*: \$6,450.00	
Trial Fee*: \$1,350.00	

(* The requested attorney's fee is a flat rate fee that the firm's client has agreed to pay in this matter. Given the amount of the fee requested and the labor expended, the Court finds that a lodestar analysis is not necessary and that the flat fee is reasonable.)	
Attorneys' Fee Total	\$7,800.00
Court costs, now taxed	
Filing Fee	\$2,080.00
Service of Process	\$4,508.60
Recording Fee	\$30.50
Legal Publication	\$160.00
Medical Records	\$32.00
SUBTOTAL	\$579,673.57
TOTAL	\$579,673.57

The total sum in Paragraph 1 will bear interest at the prevailing statutory interest rate of 8.06% per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust annually in accordance with section 55.03(3), Florida Statutes.

2.^c 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 341, GROVE POINTE, UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 1, 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, except as prescribed in paragraph 45, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	<i>Nov. 17, 2026</i> <i>9:00 A.M.</i>	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, 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 plaintiffs 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 plaintiffs costs; second, documentary stamps affixed to the certificate; third, plaintiffs 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, and to allow for a supplemental proceedings through a supplemental complaint to add a party or claim.

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. Assignment of Bid. If the Plaintiff is the successful bidder at the sale, the Plaintiff's rights as such may be assigned to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to the Plaintiff's assignee upon application of the Plaintiff and without further Order of this Court.

b. United States' Right of Redemption. If the United States of America is a Defendant herein, it shall have the right of redemption provided by 28 U.S.C. S2410(c) for the period provided therein, running from the date of the issuance of the Certificate of Title herein and, if it is the purchaser at the foreclosure sale, it shall be allowed thirty (30) days to deliver a Treasury check to the Clerk of Court in payment of the amount of its bid. Further, the deposit required by Florida Statutes 45.021(2) shall be waived.

c. Reestablishment of Promissory Note to Sections 71.011 and 673.091, Florida Statutes. If the Promissory Note has been lost or destroyed, it is re-established with all of the rights and privileges incident to it and subject to all the obligations, duties, defenses or claims in relation to it. Pursuant to

Section 673.3091 of the Uniform Commercial Code: Negotiable Instruments, the Defendant(s) shall not be held responsible or liable for the lost note in this action.

d. Homeowner's Association. If the subject property is managed by an association, and purchaser takes title to said property as a result of this foreclosure action, purchaser shall be taking said property subject to Section 720.3085, Florida Statutes.

e. Final Judgment is entered on Defendant(s): UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANN D. DUBATS AKA JOANN DOLORES DUBATS AKA DOLORES JOAN DUBATS, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; GROVE POINTE HOMEOWNERS ASSOCIATION, INC.; GERALD DAVID DUBATS; UNKNOWN SPOUSE OF GERALD DAVID DUBATS; CARRIE LEE GRABER AKA CARRIE LEE DUBATS; UNKNOWN SPOUSE OF CARRIE LEE GRABER AKA CARRIE LEE DUBATS NKA DAVID GRABER; ADAM MICHAEL DUBATS; SALLY JOAN DUBATS AKA SALLY DUBATS HEPBURN; UNKNOWN SPOUSE OF SALLY JOAN DUBATS AKA SALLY DUBATS HEPBURN; SANDRA KIM SHEARER; UNKNOWN SPOUSE OF SANDRA KIM SHEARER; STATE OF FLORIDA – DEPARTMENT OF REVENUE; SARASOTA COUNTY CLERK OF COURT and UNKNOWN TENANT #1 NKA JESSE SHOUOP.

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 remaining after the sale, you must file a claim with the Clerk no later than sixty (60) days after the sale. If you fail to file a 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 Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	115 East Oak Street Arcadia, FL 34266 (863) 993-4876 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	Legal Aid of Manasota 1101 6 th Avenue West Bradenton, Florida 34205 (941) 747-1628 www.gulfcoastlegal.org	Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org
Gulfcoast Legal Services 1750 17 th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Gulfcoast Legal Services 430 12 th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	

DONE AND ORDERED in Sarasota in Sarasota County, Florida, this 17th day of September, 2026.



Judge
Sarasota County

Copies furnished to all parties on attached Service List

SERVICE LIST

Clerk Case Number: 2026 CA 000061 NC

GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 W. CYPRESS CREEK ROAD
FT. LAUDERDALE, FL 33309
Karissa.Chin-Duncan@gmlaw.com
gmforeclosure@gmlaw.com

UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER
OR AGAINST THE ESTATE OF JOANN D. DUBATS AKA JOANN DOLORES DUBATS AKA
DOLORES JOAN DUBATS, DECEASED
5811 SANDY POINTE DRIVE
SARASOTA, FL 34233

UNITED STATES OF AMERICA, ACTING ON BEHALF OF SECRETARY OF HOUSING AND
URBAN DEVELOPMENT
C/O UNITED STATES ATTORNEY
400 N. TAMPA STREET, SUITE 3200
TAMPA, FL 33602

GROVE POINTE HOMEOWNERS ASSOCIATION, INC.
C/O CIVIX PROPERTY MANAGEMENT
2828 CLARK ROAD, SUITE 10
SARASOTA, FL 34231

GERALD DAVID DUBATS and UNKNOWN SPOUSE OF GERALD DAVID DUBATS
760 ORION ROAD, APT 232
LAKE ORION, MI 48362

GERALD DAVID DUBATS and UNKNOWN SPOUSE OF GERALD DAVID DUBATS
160 MANITOU LANE, APT 1-B
LAKE ORION, MI 48362

GERALD DAVID DUBATS and UNKNOWN SPOUSE OF GERALD DAVID DUBATS
160 MANITOU LANE, APT 14-B
LAKE ORION, MI 48362

GERALD DAVID DUBATS and UNKNOWN SPOUSE OF GERALD DAVID DUBATS
326 SHAGBARK DRIVE
ROCHESTER, MI 48309

CARRIE LEE GRABER AKA CARRIE LEE DUBATS and UNKNOWN SPOUSE OF CARRIE
LEE GRABER AKA CARRIE LEE DUBATS NKA DAVID GARABER
1055 ALBRITTON AVENUE
SARASOTA, FL 34232

ADAM MICHAEL DUBATS
5811 SANDY POINTE DRIVE
SARASOTA, FL 34233

SALLY JOAN DUBATS AKA SALLY DUBATS HEPBURN and UNKNOWN SPOUSE OF
SALLY JOAN DUBATS AKA SALLY DUBATS HEPBURN
4112 NE 52ND STREET
VANCOUVER, WA 98661

SANDRA KIM SHEARER and UNKNOWN SPOUSE OF SANDRA KIM SHEARER
3640 DEVONSHIRE STREET
STERLING HEIGHTS, MI 48310

SANDRA KIM SHEARER and UNKNOWN SPOUSE OF SANDRA KIM SHEARER
2597 COLUMBIA ROAD
BERKLEY, MI 48072

SANDRA KIM SHEARER and UNKNOWN SPOUSE OF SANDRA KIM SHEARER
1055 ALBRITTON AVENUE
SARASOTA, FL 34232

STATE OF FLORIDA – DEPARTMENT OF REVENUE
2450 SHUMARD OAK BLVD.
TALLAHASSEE, FL 32399

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