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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
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IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA

PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED, and **DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED,**

Plaintiffs,

v. **CASE NO.: 2025 CA 001432 NC**

JAMES W. FOX,
TIDEWATER BUILDERS INC,
PRESCIENT CAPITAL LENDING LLC,
927 CONTENTO LLC,
525 TBW LLC,
HIGEL AVE LLC,
WHITE LANE LLC,
ALL GLASS & WINDOWS, LLC,
SOUTHWEST CONCRETE & MASONRY SYSTEMS, LLC,
GATOR PLUMBING, INC.,
MULLET'S SALES, INC.,
AZURE SIESTA, LLC,

Defendants.
_____/

FINAL JUDGMENT OF FORECLOSURE IN FAVOR OF ALL GLASS & WINDOWS, LLC AND ORDER DIRECTING CLERK TO CONDUCT FORECLOSURE SALE

THIS MATTER, having come before this Court for hearing on September 15, 2026, on All Glass & Windows, LLC's Motion for Final Summary Judgment of Foreclosure (DIN 145), and the Court, having reviewed the pleadings, the summary judgment evidence, heard argument of counsel, noting that no party offered any reply or evidence contesting All Glass & Window's

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Motion for Final Summary Judgment of Foreclosure, and having rendered its ruling at the September 15, 2026 hearing, and being otherwise advised in the premises, it is therefore:

ORDERED AND ADJUDGED that:

1. All Glass & Windows, LLC's Motion for Final Summary Judgment of Foreclosure (DIN 145) is hereby **GRANTED**.

2. The Court finds that there is no genuine issue of material fact and that All Glass & Windows, LLC ("All Glass") is entitled to judgment as a matter of law foreclosing its construction lien.

3. All Glass furnished and installed glass and windows at the Contento Property (described below) pursuant to its contract with Tidewater Builders, Inc. The Notice of Commencement was recorded on September 26, 2023, All Glass timely served its Notice to Owner within forty-five (45) days of first furnishing, timely recorded its Claim of Lien, and commenced this action to foreclose the lien within one year thereafter.

4. The Court finds that All Glass complied with all provisions of Chapter 713, Florida Statutes, and that its Claim of Lien recorded on August 12, 2024 in the Official Records of Sarasota County, Florida, as Instrument No. 2024110003, is valid and enforceable and relates back to the recording of the Notice of Commencement on September 26, 2023.

CONTENTO PROPERTY

LOT 241, SIESTA ISLES, UNIT 8, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE(S) 39, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Address: 927 Contento Street, Sarasota, Florida 34242
Tax ID: 0082-09-0030

(Hereinafter defined as the "Contento Property")

5. All Glass is due the principal amount of $170,044.02, together with prejudgment interest beginning August 12, 2024 in the amount of $31,519.82, for a total of **$201,563.84.**

6. All Glass is the prevailing party and is additionally entitled to recover its reasonable attorneys' fees and costs pursuant to section 713.29, Florida Statutes. Attorneys' fees and costs may be supplemented by affidavit and added to the total amount. The amount ordered shall bear interest at the applicable statutory rate of 8.06% per annum from the date of this Final Judgment.

7. All Glass holds a lien for the total sum superior to all claims or estates of all Defendants and Plaintiffs, PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED, and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED, on the Contento Property as described in paragraph 3 above, in Sarasota County, Florida except for the interests of Prescient Capital Lending LLC. The Court has further previously foreclosed and extinguished the interests of Defendants JAMES W. FOX, TIDEWATER BUILDERS, INC., 927 CONTENTO LLC, 525 TBW LLC, HIGEL AVE LLC, WHITE LANE LLC, MULLET'S SALES, INC., and AZURE SIESTA, LLC in and to the Contento Property, which is hereby reaffirmed.

8. The Clerk of Court shall sell the Contento Property at public sale on October 8, 2026, at 9:00 A.M., to the highest bidder for cash, in accordance with section 45.031, Florida Statutes. The Clerk shall publish the Notice of Sale in accordance with section 45.031(2), Florida Statutes, and shall conduct the sale at the time and place specified herein:

Foreclosure sales conducted via internet at www.sarasota.realforeclose.com.

9. A separate foreclosure sale of the Contento Property has been ordered for October 16, 2026, pursuant to this Court's June 23, 2026 Order Granting the Amended Motion for Partial

Summary Judgment for Appointment of Receiver and Foreclosure filed by Plaintiffs Peter Stelian and Darrel Flanel (DIN 137). **If the All Glass October 8, 2026 sale occurs and the Clerk files a Certificate of Sale, then the October 16, 2026 sale shall not proceed and the Clerk shall cancel the October 16, 2026 sale of the Contento Property.**

10. All Glass shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if All Glass is not the purchaser of the Contento Property at the foreclosure sale; provided, however, that the purchaser shall be responsible for the documentary stamps payable on the Certificate of Title. If All Glass is the purchaser, the Clerk shall credit All Glass's bid with the total sum due under this Final Judgment, together with interest and costs accruing subsequent to this Final Judgment, or such portion thereof as is necessary to pay the bid in full.

11. Upon filing of the Certificate of Sale, the interests of Plaintiffs, PETER STELIAN AS TRUSTEE UNDER THAT CERTAIN LAND TRUST DATED MARCH 19, 1998, AS AMENDED, and DARREL FLANEL AS TRUSTEE OF THE DARREL E. FLANEL TRUST AGREEMENT DATED FEBRUARY 3, 2016, AS AMENDED, the interests of all Defendants, and all persons claiming under or against them since the filing of the notice of lis pendens shall be foreclosed, and otherwise extinguished, of all estate or claim in the Contento Property; provided, however, that the interest of Prescient Capital Lending LLC shall not be affected by this Final Judgment.

12. Upon filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of All Glass's costs of sale; second, documentary stamps affixed to the Certificate of Title; third, All Glass's attorneys' fees and taxable costs as determined by this Court; fourth, the total sum due to All Glass under this Final Judgment,

together with interest accruing through the date of sale; and by retaining any remaining amount pending further order of this Court.

13. Upon filing of the Certificate of Title, the person named in the Certificate of Title shall be let into possession of the Contento Property. If any person remains in possession of the Contento Property, the Clerk shall, without further order of this Court, issue a writ of possession upon request of the person named in the Certificate of Title.

14. The Clerk shall furnish a copy of this Final Judgment by first-class mail to the last known address of every party to this action or to the attorney of record for such party in accordance with section 45.031(1)(c), Florida Statutes.

15. The Court retains jurisdiction to provide any such other and further relief as this Court deems just and proper, including enforcement of this Final Judgment, matters concerning the foreclosure sale and distribution of sale proceeds, and any existing or additional attorneys' fees and costs incurred by All Glass, and any deficiency judgment.

16. This Final Judgment is entered nunc pro tunc to September 15, 2026, the date on which the Court rendered its ruling granting All Glass & Windows, LLC's Motion for Final Summary Judgment of Foreclosure.

NOTICE PURSUANT TO SECTION 45.031, FLORIDA STATUTES

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.

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

e-Signed 9/17/2026 1:29 PM 2025 CA 001432 NC

ANDREA M. JOHNSON
Circuit Court Judge

Copies to:

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MULLET'S SALES, INC by US Mail to its Registered Agent Scott R. Mullet - 4233 Clark Road, Sarasota, FL 34233