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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3547025

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2026 CA 000969 NC

INSOURCE EAST PROPERTIES INC.
Plaintiff,

vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN E. HARMAN , DECEASED; DANIEL SCOTT HARMAN; DAVID ALAN HARMAN; NICOLE LYNN HARRISON; BAYWOOD COLONY VILAS ASSOCIATION, INC.; DISASTER RESPONSE CAT, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY;
Defendants.
_____/

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 7/01/2019

THIS MATTER came before the Court on September 16, 2026 on Plaintiff's Motion for Final Summary Judgment of Foreclosure [DIN 44] 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, INSOURCE EAST PROPERTIES INC., c/o BSI FINANCIAL SERVICES, 314 SOUTH FRANKLIN STREET, TITUSVILLE, PENNSYLVANIA 16354, is due:

Description	Amount
Principal	$ 333,783.23

File No.: 25-02211 BSI
V4.20190425

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Accrued Interest through 6/28/2026	$ 1,269.21
Per Diem Interest of $47.01 from 6/29/2026 through 9/16/2026	$ 3,760.80

Escrow Balance	$ 28,147.40
Interest on Escrow Advances	$ 691.88
Occupancy Inspections	$ 37.00
Valuation Fees	$ 8,470.00
Title Search Expense	$ 275.00
Filing Fee	$ 1,970.00
Service of process	$ 734.15
Notice of Action	$ 130.00
Obtain Death Certificate	$ 95.00
Heir Search	$ 345.00
SUBTOTAL	$ 379,708.67
Plaintiff's Attorney's Fees Finding as to reasonable number of hours: 8.20 Finding as to reasonable hourly rate: $ 300.00 Attorney's Flat Fee: $ 5,400.00	$ 7,860.00
TOTAL	$ 387,568.67

that must bear interest at a rate of 8.06% per year.

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:

UNIT NO, 13, BAYWOOD COLONY VILLAS, SECTION TWO, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 988, PAGE 1574, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 6, PAGES 31
AND 31A, AS AMENDED 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 must sell the property at public sale as set forth below to the highest bidder for cash, on a specified day that must 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:

Sales Information	Date	Time	Location
Sarasota County	November 2, 2026	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County			Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County			DeSoto County Courthouse 115 Oak Street Arcadia, Florida 34266 www.desotoclerk.com

4. Plaintiff must advance all subsequent costs of this action and must 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 must be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the clerk must 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 of the certificate of title the clerk must 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. Right of Redemption/Right of Possession. 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 must be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section
45.0315, Florida Statutes, must be terminated, except as to the rights of a bona fide tenant occupying residential premises under the federal Protecting
Tenants at Foreclosure Act, 12 U.S.C. § 5220, note, or section 83.5615, Florida Statutes, and claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. On the filing of the certificate of title, the person named on the certificate of title must be let into possession of the property, subject to the rights of a bona fide tenant occupying residential premises pursuant under the federal Protecting Tenants at Foreclosure Act, 12 U.S. C. § 5220, note, or section 83.5615, Florida Statutes. 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 as are proper.

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. Jurisdiction of this action is retained to enter further orders as are proper including, but not limited to, the following: allow for a supplemental complaint to add omitted parties post-judgment; and provide for post judgment determination of the amount of association assessments due pursuant to Fla. Stat. §718.116 and /or §720.3085.

NOTICE PURSUANT TO § 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.

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 CONTACT 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	Manatee County	DeSoto County
Clerk of Court 2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	Clerk of Court 1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	Clerk of Court 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 Gulfcoast Legal Services	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

1750 17th Street, Bldg.
1
Sarasota, Florida
34236
(941) 366-1746
www.gulfcoastlegal.org

DONE AND ORDERED in Chambers in SARASOTA County, Florida, on September 18, 2026.

e-Signed 9/18/2026 11:52 AM 2026 CA 000969 NC
Andrea M. Johnson
Circuit Judge, Twelfth Judicial Circuit

Copies furnished to all parties on the attached Service List:

SERVICE LIST

Final Judgment of Foreclosure
Case No. 2026 CA 000969 NC

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOHN E. HARMAN , DECEASED
5845 TIDEWOOD AVENUE, # 13
SARASOTA, FLORIDA 34231

DANIEL HARMAN
5194 IMMO CT.
SARASOTA, FLORIDA 34233

DAVID HARMAN
7701 ARPIN SHERRY RD.
ARPIN, WISCONSIN 54410

NICOLE HARRISON
704 JONES ST.
GRAND LEDGE, MICHIGAN 48837

UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY
5845 TIDEWOOD AVENUE, # 13
SARASOTA, FLORIDA 34231

BAYWOOD COLONY VILAS ASSOCIATION, INC. c/o
PAUL E. OLAH JR, ESQ.
3277 FRUITVILLE ROAD, BLDG B
SARASOTA, FLORIDA 34237
polah@kevinwellspa.com
socd@kevinwellspa.com

DISASTER RESPONSE CAT, LLC
c/o NORTHWEST REGISTERED AGENT LLC, as Registered Agent
7901 4th St N., STE 300
ST. PETERSBURG, FLORIDA 33702