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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3547026

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

FOR CLERK'S USE ONLY

Clerk Case Number: 2026 CA 000005 NC
Circuit Civil – SARASOTA COUNTY

DATA MORTGAGE INC., DBA ESSEX MORTGAGE
Plaintiff(s),
v.

Daniel Walchok; National Homebuyers Fund, Inc., an Instrumentality of Government Section 115 Entity;
Defendant(s).

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 published in 12th Circuit on 4-5-10.

THIS MATTER came before the Court on September 16, 2026 on Plaintiff's Motion for Summary Judgment [DIN 34] 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. The Court has jurisdiction of the subject matter and of the parties of this cause.

2. Based upon the findings stated on the record at the hearing on September 16, 2026 and a review of the motion, supporting affidavits, opposition, and no affirmative defenses (if any) remain in dispute, under 1.510, there are no genuine issues of material fact, and the Plaintiff's Motion for Summary Judgment of Foreclosure is **GRANTED.**

3. Plaintiff's Motion for Summary Judgment is **GRANTED** against Defendant listed by name:

4. Plaintiff, DATA MORTGAGE INC., DBA ESSEX MORTGAGE, 1417 N. Magnolia Ave, Ocala, FL 34475, is due.

Description	**Amount**
Principal due on the note secured by the mortgage foreclosed	$364,301.46

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Interest on the note and mortgage from 02/1/25 to 10/30/25	$33,956.82
Per diem interest at $69.87 per day from 10/31/25 to 09/16/26	$22,358.40
Late Charges	$1,485.45
Returned Check Charge	$25.00
PMI/MIP Insurance	$3,011.28
Property Inspection	$330.00
Sarasota County	$4,558.02
Proctor Financial Lender Insurance	$5,901.13
Payment	$(3.03)
Set Up	$(174.28)
Preparation and Filing of Statement of Good Cause and Motion for Extension of Time to Perfect Service in Response to Court Order.	$400.00
Flat Fee	$5,400.00
Service of Process	$483.40
Title Cost	$360.00
Clerk Filing Fee	$2,011.43
TOTAL	**$444,405.08**

that shall bear interest at the rate of **8.06** % a year.

5. 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 16, BLOCK 1096, TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE(S) 13,13A THROUGH 13I OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

6. 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 4, in accordance with section 45.031, Florida Statutes, using the following method:

Sales Information	Date [Clerk Inserts]	Time	Location
Sarasota County	**11/16/2026**	9:00 am or as soon as possible thereafter	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

7. 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.

8. 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 4 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

9. 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.**

10. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, a deficiency judgment.

11. **Additions. Modifications or Changes to Standard Form**

Any additions, modifications or changes to the provisions above may only be set forth in this paragraph.

12. The Plaintiff may assign the judgment and/or credit bid by the filing of an assignment without further Order of the Court.

13. If, subsequent to the entry of Final Judgment and prior to the sale contemplated in paragraph 6 hereof, the Plaintiff has to advance money to protect its mortgage lien, including but not limited to post judgment advances for properly taxes and insurance, property preservation costs, post judgment attorney's fees and costs and post judgment bankruptcy fees and costs, the Plaintiff or its Attorneys shall certify by affidavit to the Clerk and the amount due to Plaintiff as shown in paragraph 4 above shall be increased by the amount of such advances for purposes of calculating Plaintiffs credit bid and redemption amount, upon further order of the Court.

NOTICE PURSUANT TO § 45.031, FLORIDA STATUTES (2019).

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 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 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 TO HELP 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 THESE SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER 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	**Legal Aid of Manasota** 1101 6th 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.com
Venice Office 7810 South Tamiami Trail Suite A6 Venice, Florida 34293 (941) 492-4631	**Gulfcoast Legal Services** 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	
Gulfcoast Legal Services 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.

9/18/2026 12:05 PM 2026 CA 000005 NC

e-Signed 9/18/2026 12:05 PM 2026 CA 000005 NC

Andrea M. Johnson
Circuit Judge

Copies furnished to all parties on attached Service List

SERVICE LIST

The following persons were served by e-mail:

Orlans Law Group PLLC
621 S. Federal Highway
Suite 10
Fort Lauderdale, FL 33301
FLForeclosure@orlans.com

The following persons were served by U.S. mail:

Daniel Walchok
5055 Kingsman Ave
North Port, FL 34288

National Homebuyers Fund, Inc., an Instrumentality of Government Section 115 Entity
1215 K Street
Suite 1650
Sacramento, CA 95814