

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

FOR CLERK'S USE ONLY

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026134937 6 PG(S)**

**Clerk Case Number: 2025 CA 000287 NC
Division: A**

10/5/2026 1:54 PM

KAREN E. RUSHING

**CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA**

CIVIL COURTS

Receipt # 3553155

STRUCTURED ASSET INVESTMENT LOAN TRUST
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-3, U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
Plaintiff(s),

v.

GLORIA D. ARMSTRONG A/K/A GLORIA
ARMSTRONG A/K/A GLORIA CANTRELL;
UNKNOWN SPOUSE OF GLORIA D. ARMSTRONG
A/K/A GLORIA ARMSTRONG A/K/A GLORIA
CANTRELL; U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE OF NRZ RECOVERY TRUST;
UNKNOWN TENANT #1 AND UNKNOWN TENANT
#2, ANY AND ALL UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY CLAIM
AN INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIMANTS,
Defendant(s).

Uniform Final Judgment Imposing and Foreclosing Equitable Lien

THIS action was tried before the Court for a final non-jury trial on July 30, 2026. On the evidence presented, the Plaintiff's Memorandum of Law [DIN 188], and Defendant Gloria Armstrong's Memorandum of Law [DIN 184],

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, [STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE], is granted final judgment on Count III ("Establishment and Foreclosure of Equitable Lien").

2. The following amounts are due and owing to Plaintiff:

Description	Amount
Equitable Lien	\$222,944.74
TOTAL	\$222,944.74

that shall bear interest at the rate of 7.87% a year.

3. 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:

THE NORTH 55 FEET OF LOTS 18 AND 20, BLOCK G, IRVINGTON HEIGHTS, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 117 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA

Address: 2012 LEON AVE., SARASOTA, FL 34234

4. If the total sum with interest at the rate described in paragraph 3 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, on a specified day that shall 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 [Clerk Inserts]	Time	Location
Sarasota County	11/13/2026	9:00 am	Foreclosure sales conducted via Internet: www.sarasota.realforeclose.com
Manatee County	11:00 am		Foreclosure sales conducted via Internet: www.manatee.realforeclose.com
DeSoto County	11:00 am		Desoto County Courthouse 115 Oak Street, Arcadia, Florida 34266 www.desotoclerk.com

5. 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.

6. 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 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this court.

7. 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.

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

9. 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. This Court finds that Plaintiff is entitled to the imposition of an equitable lien against the Property described in paragraph 3 above in the amount of the \$222,944.74 plus interest, that Plaintiff is entitled to foreclose the equitable lien, and orders the Clerk of Court to sell the Property to satisfy the amount due Plaintiff.
- b. The Court specifically reserves jurisdiction to enter further orders the Court deems just and proper to include, without limitation, the following: orders related to pursuit and entry of deficiency judgment, if Defendant has not been discharged in bankruptcy, or it is not prohibited by federal law or mutual settlement agreement; orders to correct any scrivener's errors in the final judgment; orders granting Plaintiff additional attorney's fees and costs; writs of possession; orders determining the amount and responsibility for assessments that may be due a condominium or homeowner's association pursuant to sections 718.116 or 720.3085 of the Florida Statutes; orders arising out of re-foreclosure, to include permitting a supplemental complaint to add an interest-holder, omitted defendant, and/or; orders involving reformation of the mortgage instrument or deed to perfect title.
- c. If Plaintiff is the successful bidder at the sale, Plaintiff's right 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 Plaintiff's assignee upon application on Plaintiff and without further order of this Court.
- d. Plaintiff's Counsel, Deluca Law Group, PLLC, is entitled to bid on behalf of Plaintiff and the Clerk shall allow Deluca Law Group, PLLC, bidding rights at the foreclosure sale.

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 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 CHECK WITH THE CLERK OF THE 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 2000 Main Street Sarasota, Florida 34237 (941) 861-7400 www.sarasotaclerk.com	Manatee County Clerk of Court 1115 Manatee Ave W Bradenton, FL 34205 (941) 749-1800 www.manateeclerk.com	Desoto County Clerk of Court 115 East Oak Street Arcadia, FL 34266 (863) 993-4876 www.desotoclerk.com
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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 THE SERVICES LISTED BELOW, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER THE RECEIPT OF THIS NOTICE.

Sarasota 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 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	Manatee County 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	DeSoto County Fla. Rural Legal Services 3210 Cleveland Avenue, Suite A Ft. Myers, Florida 33901 (800) 476-8937 www.flrs.org
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DONE AND ORDERED in Chambers in Sarasota County, Florida, this 4th day of October, 2026.


DANA MOSS, CIRCUIT JUDGE

e-Signed 10/4/2026 3:55 PM 2025 CA 000287 NC

Copies furnished to all parties on attached Service List

SERVICE LIST

Clerk Case Number: 2025 CA 000287 NC

DELUCA LAW GROUP, PLLC

ATTORNEY FOR PLAINTIFF

2101 NE 26TH STREET

FORT LAUDERDALE, FL 33305

**DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. GEN.
PRAC. & JUD. ADMIN. 2.516**

service@delucalawgroup.com

NICK ROKNICH, ESQ.

ROKNICH LAW FIRM, P.A.

ATTORNEY FOR GLORIA D. ARMSTRONG A/K/A GLORIA ARMSTRONG A/K/A

GLORIA CANTRELL

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U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF NRZ RECOVERY TRUST

75 BEATTIE PLACE, STE. 300

GREENVILLE, SC 29601

UNKNOWN TENANT(S)

2012 LEON AVE

SARASOTA, FL 34234