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IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL ACTION

THE POINTE ASSOCIATION, INC.,
a Florida not for profit Corporation,

Plaintiff,

v.

CASE NO. 2025CA006641

DONOALD J. PANSARI, UKNOWN SPOUSE OF DONALD J. PANSARI, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT(S)/OCCUPANT(S)

Defendants

_____/

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026141824 6 PG(S)
10/20/2026 1:00 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3559293

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court for hearing on Tuesday, September 29, 2026 upon Plaintiff's Motion for Final Summary Judgment of Foreclosure and Award of Attorney's Fees and Costs (DIN 45), and after the notice of hearing being properly served, the Court reviewing the summary-judgment evidence, and being otherwise advised, 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 determined:

1. On or about December 23, 2025, the Plaintiff filed a Complaint for lien foreclosure against the Defendants, DONALD J. PANSARI, UNKNOWN SPOUSE OF DONALD J. PANSARI, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT and UNKNOWN TENANT(S) / OCCUPANT(S).

2. Due and legal service of process was made upon the Defendants (DIN 20, 23 and 36).

3. On or about May 27, 2026, a Clerk Default was entered against Defendant, DONALD J. PANSARI, for his failure to file a response to the Complaint, or otherwise raise any defense that would legally or equitably exempt or excuse him from payment of assessments, interest, reasonable attorneys' fees

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and costs (DIN 35).

4. On or about July 14, 2026, a Clerk Default was entered against Defendant, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, for its failure to file a response to the Complaint, or otherwise raise any defense that would legally or equitably exempt or excuse Defendant from payment of assessments, interest, reasonable attorneys' fees and costs (DIN 40).

5. On or about July 13, 2026, a Judicial Default was entered against Defendant, UNKNOWN SPOUSE OF DONALD J. PANSARI, for failure to file a response to the Complaint, or otherwise raise any defense that would legally or equitably exempt or excuse Defendant from payment of assessments, interest, reasonable attorneys' fees and costs (DIN 38).

6. On or about May 6, 2026, Defendant, UNKNOWN TENANT(S) / OCCUPANT(S), was dropped as a Defendant from this action (DIN 24).

7. This Court has jurisdiction over the parties in this cause and its subject matter.

8. The lien sued upon by the Plaintiff in this cause constitutes a valid lien on the property described therein to wit:

> **UNIT 506B, BUILDING B OF THE POINTE ON MIDNIGHT PASS, A condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1090, Pages 745 through 801, amended in Official Records Book 1090, Page 802, Official Records book 1095, Page 2095 and Official Records book 1444, Page 2085 and as per plat thereof recorded in Condominium Plat book 8, Pages 45, 45A and 45B, of the Public Records of Sarasota County, Florida, and all amendments thereto, together with its undivided share in the common elements. TOGETHER WIITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel ID #0130031086**

and the Defendant, DONALD J. PANSARI, is in default of payment.

9. The Plaintiff is entitled to recover its attorney fees, costs and other expenses related to this action pursuant to the terms of the Declaration of the Association. The Court finds that 8.98 attorney hours

and 19.85 hours of paralegal hours, as shown by the unopposed summary-judgment evidence of Plaintiff's Affidavits, were expended by Plaintiff's attorneys and paralegals in this action and that the hours are reasonable given the novelty and difficulty of the questions and issues presented. The Court further finds that $325.00 - $350.00 per hour is a reasonable attorney hourly rate and $195.00 is a reasonable paralegal rate and that $6,784.75 is a reasonable fee for the legal services provided.

10. The undisputed evidence shows that there remains due to Plaintiff on the lien sued upon, the following sums:

Regular Assessments from 01/01/2025 through 10/01/2026	$32,491.13
Special Assessments from 11/01/24 through 11/01/2025	$ 7,500.00
Interest through 09/29/2026 at the rate of 18% per annum	$ 5,730.18
Late Fees	$ 1,269.00
Attorney Fees	$ 6,784.75
Court Costs	$ 1,720.90
TOTAL AMOUNT DUE:	$55,495.96

11. Pursuant to Rule 1.510, Florida Rules of Civil Procedure, there is no genuine issue of material fact or law and the Plaintiff, THE POINTE ASSOCIATION, INC., is entitled to judgment as a matter of law against Defendants, DONALD J. PANSARI, UNKNOWN SPOUSE OF DONALD J. PANSARI, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. Based on the above, it is hereby **ORDERED AND ADJUDGED** as follows:

12. Plaintiff's Motion for Final Summary Judgment of Foreclosure and Award of Attorney's Fees and Costs (DIN 45) is granted, and the Court stated on the record the reasons for granting the motion. Judgment is hereby entered in favor of Plaintiff on the Complaint for Foreclosure (DIN 2), for which let execution issue.

13. **Lien on Property.** Plaintiff holds a lien for the total sum due superior to any right, title, interest, claim, or estate of Defendants, DONALD J. PANSARI, UNKNOWN SPOUSE OF DONALD J. PANSARI, UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, in and to the property described herein and in the Complaint.

14. **Sale of Property.** If the total sum due, with interest at the rate prescribed by law, and all costs of this action accruing subsequent to this Judgment are not paid, the Clerk of this Court shall sell the property at public sale **beginning at 9:00 a.m. on Tuesday, November 24, 2026, at www.sarasota.realforeclose.com,** to the highest bidder or bidders for cash, except as set forth hereinafter, in accordance with Fla. Stat. §45.031. Furthermore, Plaintiff may cancel the sale on entry of an Order to the Court.

15. **Costs.** 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 at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum due hereunder with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

16. **Distribution of Proceeds.** After confirmation of the sale, 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 plus interest at the rate prescribed by law from this date to the date of the sale; and last, by retaining any amount remaining pending the further order of this Court.

17. **Right of Redemption/Right of Possession.** Upon confirmation of the sale, whether by the Clerk of the Court filing the Certificate of Title, or by order of this Court ruling upon objections to the sale, the Defendant and all persons claiming by, through, under, or against them since the filing of the Notice of Lis Pendens herein, shall be forever foreclosed of all right, title, interest, estate, or claim in the property being sold and the purchaser at the sale shall be let into possession thereof. Nothing in this paragraph shall be construed as extending the Defendant's right of redemption to any time beyond the filing of the Certificate of Sale.

18. Notwithstanding anything else contained herein, on the filing of the Certificate of Sale, the Defendant's Right of Redemption as prescribed by Florida Statute, §45.0315 shall be terminated.

19. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter further orders as are proper including, without limitation, writs of possession and for such other relief as granted by the Court.

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 THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A 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 SARASOTA COUNTY CLERK OF THE COURT, 2000 MAIN STREET, SARASOTA, FLORIDA 34237, TELEPHONE (941) 861-7400, 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.

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

SARASOTA COUNTY LEGAL AID OF MANASOTA, AT (941) 366-0038 OR GULFCOAST LEGAL SERVICEES, AT (941) 366-1746 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 FLORIDA RURAL LEGAL SERVICES OR LEE COUNTY LEGAL AID FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

- **Plaintiff's counsel shall serve a copy of this Order on all parties with no email addresses associated with the E-filing Portal and file a Certificate of Service.**

DONE AND ORDERED in Chambers at Sarasota, Sarasota County, Florida.

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Andrea M. Johnson Circuit Judge