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

Clerk Case Number: 2026 CA 001463 NC
Division: C

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1,
Plaintiff,

v.

GW & BW INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY,
Defendant.

FOR CLERK'S USE ONLY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026144751 7 PG(S)
10/27/2026 10:09 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3561908

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 October 26, 2026 on Plaintiff's Motion for Summary Final Judgment of Foreclosure and for Other Relief [DIN 24] 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:

IT IS ORDERED AND ADJUDGED that:

1. Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1, whose address is c/o Fay Servicing, LLC, Attn: Payments, 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234, is due.

Description	**Amount**
Principal	$260,000.00
Note-Rate Interest at 6.25% from 10/1/25 to 6/18/26	$11,634.73
Default Interest at 11.75% through 6/18/26	$16,781.40
Default Interest at 18.00% from 6/19/26 to 10/26/26 (per diem: $128.22)	$16,668.60
Escrow Advances	$3,185.52
Unpaid Late Charges	$913.12
Corporate Advances	$1,992.54

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Recording Fee		$10.00
Attorneys' Fees		
Finding as to reasonable flat fees:		$6,300.00
Attorneys' Fee Total		$6,300.00
Court costs, now taxed		$2,011.43
Other: Service of Process		$553.40
	TOTAL	**$320,050.74**

that shall bear interest at the rate of 7.87 % a 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:

LOT 16, BLOCK 139, EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 20A THROUGH 20ZZ, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

including the buildings, appurtenances, and fixtures located thereon.

Property Address: 2170 Mistleto Ln, North Port, FL 34286

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 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**	**TimeLocation**
Sarasota County	**November 30, 2026**	9:00 amForeclosure 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

4. 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.

5. 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.

6. 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.

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

8. Findings of Fact. The Court makes the following findings of fact and conclusions of law:

a) Defendant, GW & BW INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY (the "Borrower"), executed the Note and Mortgage that are the subject of this action. The Note and the Mortgage shall hereinafter be referred to as the "Loan Documents." The original Loan Documents were filed by the Plaintiff in support of its Motion and the Court has confirmed receipt of same.

b) Plaintiff is in possession of the original Note endorsed to blank and, as such, Plaintiff is the holder and owner of the Note and entitled to enforce the Loan Documents.

c) The Borrower defaulted on the Loan Documents by failing to pay the full amount due upon maturity of the Loan Documents on November 1, 2025; same is supported by Plaintiff's business records and its Affidavit of Indebtedness filed in support of the Motion.

d) The Court further finds that the amounts due and owing to Plaintiff, as outlined in its affidavits filed in support of the Motion, are true and accurate and that Plaintiff is entitled to same.

e) Service of process has been duly and regularly obtained over Defendant, GW & BW INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY. Proof of such service is in the Court file.

f) There is no record evidence to support any allegations to the contrary.

9. Breach of Note. Count I of the Complaint for Breach of Note is also hereby **GRANTED**. Plaintiff is ent

10. Assignment of Leases and Rents. Count III of the Complaint for Assignment of Leases and Rents is also hereby **GRANTED**. Based on the Borrower's breach of the Loan Documents and the relevant terms of the Mortgage regarding the assignment of leases and rents, it is hereby ordered that:

i. *Within ten (10) days from the entry of this judgment,* the Borrower shall provide to Plaintiff, through its counsel, with copies of any and all current leases given by the Borrower and/or any of its agents with regard to the subject property and formally assign any and all such leases to the Plaintiff;

ii. *Within ten (10) days from the entry of this judgment,* the Borrower shall transfer any and all security deposits currently held by the Borrower and/or any of its agents with regard to the aforementioned leases to Plaintiff in a check made payable to "Fay Servicing, LLC" mailing the same to Fay Servicing, LLC c/o Genstone Management, 5426 Bay Center Drive, Suite 300, Tampa, FL 33609 (The check should reference the subject property address);

iii. *Within ten (10) days from the entry of this judgment,* the Borrower shall provide Plaintiff, through its counsel, with a complete accounting of all revenues and/or rents received by the Borrower and/or any of its agents with regard to the subject property since the default date on November 1, 2025;

iv. *Within ten (10) days from the entry of this judgment,* the Borrower shall turnover all revenues and/or rents received by the Borrower and/or any of its agents with regard to the subject property since the default date on November 1, 2025 in a check made payable to "Fay Servicing, LLC" mailing the same to Fay Servicing, LLC c/o Genstone Management, 5426 Bay Center Drive, Suite 300, Tampa, FL 33609 (The check should reference the subject property address);

v. The Borrower shall continue to turnover all revenues and/or rents hereinafter received by the Borrower and/or any of its agents with regard to the subject property through the issuance of the Certificate of Sale after the subject property is sold pursuant to this judgment in a check made payable to "Fay Servicing, LLC" mailing the same to Fay Servicing, LLC c/o Genstone Management, 5426 Bay Center Drive, Suite 300, Tampa, FL 33609 (The check should reference the subject property address);

vi. From the date of entry of this judgment through the issuance of the Certificate of Sale after the subject property is sold pursuant to this judgment any tenants residing in the subject property shall make all future rent payments directly to Plaintiff, through its agent, with checks made payable to "Fay Servicing, LLC" mailing the same to Fay Servicing, LLC c/o Genstone Management, 5426 Bay Center Drive, Suite 300, Tampa, FL 33609 (The check should reference the subject property address);

vii. Any monies received by Plaintiff in accordance herewith, with the exception of any security deposits transferred, shall be applied to the total sum due as set forth in Paragraph 1 above and credited accordingly prior to the public sale of the subject property.

viii. Plaintiff is not in possession or control of the subject property unless and until title to the subject property reverts to the Plaintiff following a foreclosure sale and a Certificate of Title is issued in the Plaintiff's, and/or its assignee's, name. Until such time as the Certificate of Title is issued to the Plaintiff, possession, control, and responsibility for the subject property shall remain with the record titleholder and/or lawful occupants, subject to further order of this Court.

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 OT HAVE A LAWYER OR ANY OTHER REPRSENTATION 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	**Manatee County Clerk of Court**	**Desoto County Clerk of Court**
2000 Main Street	1115 Manatee Ave W	115 East Oak Street
Sarasota, Florida 34237	Bradenton, FL 34205	Arcadia, FL 34266
(941) 861-7400	(941) 749-1800	(863) 993-4876
www.sarasotaclerk.com	www.manateeclerk.com	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 OFERING 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	**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** 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	**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

DONE AND ORDERED in Sarasota County, Florida on October 26, 2026.

10/26/2026 3:24 PM 2026 CA 001463 NC

e-Signed 10/26/2026 3:24 PM 2026 CA 001463 NC

THE HONORABLE ANDREA M JOHNSON
CIRCUIT COURT JUDGE

Copies furnished to all parties on attached Service List

SERVICE LIST

Evan R. Raymond, Esq.
HOWARD LAW
E-Mail: Pleadings@howardlaw.com
Counsel for Plaintiff

GW & BW INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY
c/o Registered Agent, George A. White
4000 NW 44th Ave, #411
Lauderdale Lakes, FL 33319