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

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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3562296

VENICE ISLE HOME OWNERS, INC.,
a Florida nonprofit corporation,

Plaintiff,

vs.

CASE NO. 2026 CC 153

JOHN C. TAYLOR, if living and if deceased, ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JOHN C. TAYLOR, DECEASED,

Defendant(s).
_____/

SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court on October 26, 2026, upon the motion of Plaintiff, VENICE ISLE HOME OWNERS, INC., for the entry of a summary final judgment of foreclosure, and the Court having reviewed the pleadings and affidavits, having heard argument of counsel and being otherwise fully advised in the premises, the Court finds as follows:

1. Plaintiff's Motion for Summary Judgment of foreclosure against Defendant(s) herein is hereby GRANTED. Defendants have been duly and regularly served, and the Court has jurisdiction over the parties and the subject matter of this action. There are no genuine issues of material fact, and Plaintiff is entitled to a judgment in its favor as a matter of law.

2. The Claim of Lien sued upon by Plaintiff in this action constitutes a valid lien for the total sum specified herein, plus interest, superior to any right, title, interest or claim of the Defendants, upon the following described property: UNIT #23 of VENICE ISLE, a Residential Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded

in Official Records Book 2925, Pages 2868-2926, of the Public Records of Sarasota County, Florida. (Hereinafter the "Property")

3. There is due and owing from Defendants, JOHN C. TAYLOR, if living and if deceased, ALL UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF JOHN C. TAYLOR, DECEASED, to Plaintiff, VENICE ISLE HOME OWNERS, INC., as of October 26, 2026, the following sums:

(a) Principal balance through 10/26/26:	$ 4,258.00
(b) Accrued interest through 10/26/26:	638.59
(c) Administrative late fees through 10/26/26:	175.00
(d) Association costs:	145.00
(e) Costs:	1,153.73
(f) Attorneys' fees:	4,672.50
TOTAL AMOUNT DUE	**$11,042.82**

Which total is due as of the date hereof with interest thereafter at the legal rate, for which let execution issue.

4. If the total sum due the Plaintiff, plus interest at the statutory rate of 7.87% per annum from the date of this Judgment to December 31st (or thereafter at the current statutory rate as provided by section 55.03, Florida Statutes, after January 1st of the year following), is not paid prior to the sale along with subsequent costs incurred by Plaintiff, the Clerk of this Court shall sell the subject property at public sale after having first given notice as required by section 45.031, Florida Statutes, as follows:

SARASOTA COUNTY ON DECEMBER 3, 2026, AT 9:00 A.M. O'CLOCK, TO THE HIGHEST AND BEST BIDDER ONLINE VIA THE INTERNET

AT WWW.SARASOTA.REALFORECLOSE.COM, PURSUANT TO FLORIDA STATUTE 45.031(10).

5. Out of the proceeds arising from the sale of the property, the Clerk shall retain his/her fees and shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of the Court costs; second, documentary stamps affixed to the Certificate; third, the total sum due to Plaintiff as set forth in this Judgment, plus interest at the rate prescribed by law from this date to the date of the sale. If the property shall sell for more than enough to pay the above-mentioned sums with interest, the Clerk shall retain the surplus and report to this Court for the Court's further order.

6. 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 THE FINAL JUDGMENT.

7. 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 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

8. 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 COURT, COUNTY CIVIL DIVISION, SARASOTA COUNTY COURTHOUSE, SARASOTA, 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.

9. 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 ASKED 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 GULF COAST LEGAL SERVICES AT 941-746-6151 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 GULF COAST LEGAL SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

10. The Plaintiff shall advance the cost of publishing the Notice of Sale and the Clerk's fee for making the sale and shall be reimbursed therefor by the Clerk out of the proceeds of the sale unless the Plaintiff purchases the property at the sale.

11. Plaintiff may bid at the sale. If Plaintiff is the successful bidder, Plaintiff shall be entitled on its bid to a credit up to the full amount due under this Judgment including subsequent interest.

12. Upon a sale being had in accordance with Chapter 45 of the Florida Statutes, and upon the Clerk filing the Certificate of Sale and the Certificate of Title, the sale shall stand

confirmed and the Defendant and all persons claiming by, through or under them shall be forever barred and foreclosed of any equity or right of redemption whatsoever in and to the above-described property, and the purchaser of the sale shall be let into possession of the property; further, any and all persons whosoever claiming against the subject property by virtue of any liens or other interests unrecorded as of the date of the filing of Plaintiff's lis pendens with the Clerk of Court shall be forever barred from asserting any such liens or other interests, and such liens or other interest shall be discharged forever, in accordance with the Florida Statutes.

13. That if the purchaser at said sale is other than the Plaintiff, the Clerk, shall disburse the proceeds obtained from the foreclosure sale by paying to the Plaintiff all costs, sums and expenses incurred by the Plaintiff subsequent to the entry of this judgment, plus the grand total sum herein above found to be due to the Plaintiff above, plus interest as set forth above from the date of this Order to the date of such distribution, or so much thereof as the funds on hand may permit. If the total amount realized on the sale exceeds the total of the sums ordered to be paid hereunder then the Clerk shall disburse such surplus as this Court shall hereafter direct.

14. Upon the Clerk of Court recording the Certificate of Title, Plaintiff may, if any Defendant retains possession of the premises, obtain a Writ of Possession from the Clerk of Court without further order of this Court.

15. This Court retains jurisdiction of this cause for the purposes of making all other orders and judgments as may be necessary and proper, including but not limited to, deficiency judgments, writs of assistance, execution, and for additional fees and costs.

DONE AND ORDERED in Sarasota County, Florida.

10/27/2026 1:21 PM 2026 CC 000153 SC

Acting County Court Judge

e-Signed 10/27/2026 1:21 PM 2026 CC 000153 SC

Copies furnished to:

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Florida Bar No. 0013364

John C. Taylor, if living and if deceased,
all unknown heirs, devisees, grantees,
assignees, creditors, lienors, trustees
of John C. Taylor, deceased
203 Roma Road
Venice, Florida 34285-4323