Filing # 260161976 E-Filed 10/28/2026 10:37:28 AM

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

CLOSET TEC INC.,

Plaintiff,

v.

539 SIESTA LLC, a Florida Limited Liability Company, and
GUSTI BUILDING LLC, a Florida Limited Liability Company,

Defendants.
_____/

Case No.: 2026 CC 008785

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026145774 4 PG(S)
10/28/2026 4:23 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CIVIL COURTS Receipt # 3562762

FINAL JUDGMENT
Corrected website address

THIS CAUSE came before the Court on Plaintiff's Motion for Final Default Judgment. It is hereby ORDERED AND ADJUDGED that:

1. Final Judgment. Final Judgment is entered in favor of Plaintiff and against the Defendant 539 Siesta LLC for Count I: Foreclosure of Construction Lien; and against the Defendant Gusti Building LLC for Count II: Breach of Contract.

2. Amounts Due. Plaintiff, CLOSET TEC INC., is due $13,326.00

That shall bear interest pursuant to Section 55.03(3) Fla. Stat., presently 7.87% per year.

3. Lien on Property. Plaintiff holds a lien for the total sum on the following described property in Sarasota County, Florida:

Lot 4, Archibald Resubdivision, known as being all of Lots 6,7,8,9 & 10, Block 12, Sarasota Beach Subdivision, according to the plat thereof recorded in Plat Book 16, Page 32, Public Records of Sarasota County, Florida.

Parcel ID no. 008204000

Property Address: 539 Avenida Del Norte, Sarasota, FL 34242

4. Sale of Property. If the total sum with interest at the rate described in Paragraph 2 and all costs accrued subsequent to this judgment are not paid, the clerk of this court shall sell the property at public sale on **the 25th day of November, 2026** to the highest bidder for cash, except as

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prescribed in Paragraph 5, in accordance with Section 45.031, Fla. Stat., by electronic sale beginning at **9:00 AM EST** on the prescribed date via internet sale at https://www.sarasota.realforeclose.com.

5. 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 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. Distribution of Proceeds. 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 further order of this court.

7. Right of Redemption/Right of Possession. Upon the filing of the certificate of title, the person named on the certificate of title shall be let into possession of the property, subject to the rights of a tenant occupying residential premises pursuant to Section 83.561, Fla. Stat.

8. Attorneys' Fees. The court finds entitlement to attorney fees pursuant to Florida Statute 713.29 and reserves ruling on the amount of attorneys fees and costs.

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

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.

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 THANTHE 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 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 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 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	**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.org
Gulfcoast Legal Services 1750 17th Street, Bldg. 1 Sarasota, Florida 34236 (941) 366-1746 www.gulfcoastlegal.org	**Gulfcoast Legal Services** 430 12th Street West Bradenton, Florida 34205 (941) 746-6151 www.gulfcoastlegal.org	

DONE AND ORDERED DONE AND ORDERED.

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Judge Shannon Hankin
County Court Judge

e-Signed 10/28/2026 10:37 AM 2026 CC 008785 NC

Copies to:

Kristina Roberts, Esq.
Kristina@cahalllawfirm.com
Attorney for Plaintiff

539 Siesta LLC
C/O Gusti Building LLC
1975 E. Sunrise Blvd.
Unit 602
Fort Lauderdale, FL 33304

Gusti Building LLC
1975 E. Sunrise Blvd.
Unit 602
Fort Lauderdale, FL 33304

539 Siesta LLC and Gusti Building LLC
Care of Registered Agent
Agustin Shqalsi
2408 NE 26th Ave
Fort Lauderdale, FL 33305