

IN THE CIRCUIT COURT FOR OSCEOLA COUNTY, FLORIDA

Case No.
BRAZILIAN WOOD, INC,
Plaintiff,
VS.

2025-CA 002620 MF

MYERS SUBDIVISION PROJECT, LLC
Defendant.

FINAL JUDGMENT OF FORECLOSURE

This cause came before the Court on Plaintiff's Motion for Final Judgment after Default on February 10, 2026, and the Court having reviewed the file, including the Default entered by the Clerk on December 30, 2025, the Affidavit of Indebtedness, and noting that the Defendant failed to appear despite having been properly served, and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED as follows:

1. The Motion is GRANTED.
2. There is due and owing to Plaintiff under the Note and Mortgage sued upon in this action the following sums:

| | |
|---|------------------------|
| Principal | \$ 1,237,500.00 |
| Interest payments (including Late fees) @18% Default Rate; June 2025-Jan. 2026 | \$ 155,925.04 |
| Interest to date \$618.75/day through Jan. 13, 2026 | \$ 8,043.75 |
| Reimbursement: 2024 Taxes | \$ 7,225.17 |
| Title search expenses | \$ 250.00 |
| Attorneys' Fees (Foreclosure) | \$ 4,540.00 |
| Filing fee: Foreclosure | \$ 1,995.84 |
| Service of Process: | \$ 275.00 |
| Wire Fee | \$ 100.00 |
| Recording: Lis Pendens | \$ 17.25 |
| TOTAL DUE | \$ 1,415,872.05 |

(plus post-judgment interest at the statutory rate, and post judgment attorney's fees).

3. The total sum referenced in Paragraph 2 shall bear interest from the date of this Judgment at the statutory rate pursuant to Florida Statute § 55.03.
4. Plaintiff, Brazilian Wood, Inc., whose mailing address is 1800 S Ocean Drive, Unit 1203, Hallandale, FL 33009, holds a lien for the total sum superior to all claims or estates of Defendant on the following described property in Osceola County, Florida:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 5, Township 25 South, Range 30 East, Public Records of Osceola County, Florida, LESS AND EXCEPT that portion conveyed to Osceola County recorded in O.R. Book 5028, Page 1780, Public Records of Osceola County, Florida.

5. If the total sum with interest at the rate described in Paragraph 3 and all costs accrued subsequent to this Judgment are not paid within three (3) days from the date hereof, the Clerk of this Court shall sell the property at public sale pursuant to Florida Statute § 45.031, without further notice, to the highest bidder for cash, on April 16, 2026 at 3 Courthouse Square, room 204 at 11:00 a.m., or as otherwise directed by the Court.
6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them if Plaintiff is the purchaser at sale. If any bidder other than Plaintiff is the purchaser, the purchaser shall pay all costs and documentary stamps.
7. Upon the Clerk filing a Certificate of Sale, Defendant's right of redemption shall terminate.
8. Upon the Clerk filing a Certificate of Title, the purchaser at sale shall be let into possession of the property.
9. If the proceeds of the sale are insufficient to pay the amounts due to Plaintiff, the Court reserves jurisdiction to enter a deficiency judgment against Defendant, Myers Subdivision Project, LLC, upon proper motion.
10. Jurisdiction of this action is retained to enter further orders as are proper, including but not limited to writs of possession and deficiency judgments.
11. This is a final judgment for purposes of appellate review.

DONE AND ORDERED in Kissimmee, Osceola County, Florida, this 13 day of February, 2026.

eSigned by ARENDAS, CHRISTINE E
Oil 02/13/2026 16:33:05 9S2gJhXm
Christine E. Arendas
CIRCUIT COURT JUDGE

Copies furnished to: All Parties of Record

Brandy C. Abreu, Esquire
babreu@amlaw-miami.com
pleadings@amlaw-miami.com

To registered agent for Myers Subdivision Project, LLC-Tristar Development and Management LLC at 601 N. New York Avenue, Suite 101, Winter Park, FL 32789.

To address listed on return of service: 1214 Summerlin Avenue, Orlando, FL 32806.

March 19, 26, 2026