

Filing # 218670936 E-Filed 03/12/2025 04:48:48 PM

IN THE COUNTY COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR CITRUS COUNTY, FLORIDA

CYPRESS VILLAGE PROPERTY OWNERS  
ASSOCIATION, INC., a Florida not-for-profit  
Corporation,

CASE NO.: 2024-CC-936

Plaintiff,

v.

PASQUALE CAPUTO and  
ADRIANA CAPUTO, Individuals,  
Defendants.

\_\_\_\_\_ /

SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court upon Plaintiff's Motion for Summary Judgment and the Court having heard the argument of counsel and being otherwise fully advised in the premises,

IT IS ADJUDGED THAT:

1. This Court has jurisdiction of the parties in this cause and its subject matters.
2. The Defendant was not served and a Notice of Action was published November 10, 2024, Proof of Publication was filed in this case.
3. On Tuesday, January 21, 2025, this Honorable court Appointed Eric Evilsizer as the Attorney Ad Litem for the Defendants.
4. On January 30, 2025, Attorney Evilsizer field an Answer on behalf of the Defendants.
5. That the Claim of Liens of Plaintiff, CYPRESS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., dated January 12, 2024, recorded January 26, 2024, in Official Records Book 3440, Page 971, Public Records of Citrus County, Florida, constitutes valid liens upon the properties hereafter described, superior to the lien of all other parties.

6. That there is due to the Plaintiff upon the Claim of Lien pursuant to The Declaration of Covenants and Restrictions sued upon, the following sums:

Principal Balance

	\$ 1,050.72
10/17/2024 through February 1, 2025	\$ 123.51
Late Charge	\$ 50.00
Attorney Fees to Robert S. Christensen	\$ 4,200.00
Clerk of the Court, Citrus County, filing fee	\$ 359.25
Process Server Fee	\$ 150.00
Notice of Action Publication Fee	\$ 144.00
Attorney Ad Litem Fee	\$ 400.00
Total	\$ 6,477.23

7. Plaintiff has filed Lis Pendens against the property to secure the payment of the amounts due as itemized above against the properties in Citrus County, Florida described as follows:

**LOT 1, BLOCK B-137, CYPRESS VILLAGE, Sugarmill Woods, according to plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida, as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.**

**PHYSICAL ADDRESS: 2 Mangrove Ct. S., Homosassa, FL**

**Parcel ID: 18E20S130010 01370 0010**

8. If the total sum with interest at the rate described in Paragraph 6 and all costs accrued subsequent to this judgment are not paid, the Clerk of this Court, after publication of

Notice as required by Chapter 45, Florida Statutes, shall sell the real property described above at public sale at the Jury Assemble Room in the new addition to the Courthouse in Inverness, Citrus County, Florida, free and discharged of any and all claims, liens, encumbrances, rights, equity and interest of the parties hereto and all persons, firms or corporations claiming by, through or under them, the sale to be held at 10:00 a.m. Eastern Standard Time on [www.citrus.realforeclose.com](http://www.citrus.realforeclose.com) on THURSDAY, MAY 1, 2025, in accordance with Chapter 45, Florida Statutes.

9. 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 LIEN HOLDER 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.

10. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff are not the purchasers of the property for sale. If Plaintiff is the purchasers, 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.

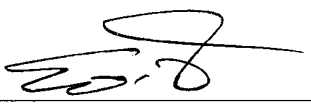
11. On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the Certificate of Title; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed by law from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

12. On filing the Certificate of Title, Defendants and all persons, firms or

corporations or government entities claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the real property and the purchaser at the sale shall be let into possession of the property.

13. Jurisdiction of this action is retained to enter further orders that are proper including, without limitation, writs of possession and deficiency judgment, and the Clerk is directed to issue a Writ of Possession upon request by Plaintiff or their counsel.

DONE AND ORDERED in Inverness, CITRUS County, Florida this Wednesday, March 12, 2025.

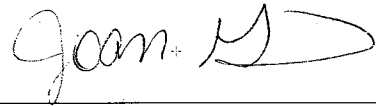
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Edward Spaight, County Judge  
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing instrument has been furnished using the Florida Court's E-Filing E-Portal, via U.S. Mail, and/or Electronic Mail in accordance with the corresponding addresses listed therein on Wednesday, March 12, 2025.

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Joan Gaither, Judicial Assistant  
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