

Filing # 239252972 E-Filed 01/12/2026 09:51:39 AM

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

**PARKSIDE VILLAGE PROPERTY
OWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff,**

vs.

Case No. 2025 CC 001211

**RONALD GUSTAFSON and UNKNOWN
TENANT,
Defendants.**

FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE, having come on to be heard before the Court on January 9, 2026 on Plaintiff's Motion for Entry of Final Summary Judgment and Attorney Fees and Costs against the Defendants, RONALD GUSTAFSON and UNKNOWN TENANT and the Court having heard argument of counsel and being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED:

1. Plaintiff's motion for summary judgment be and the same is hereby **Granted**. Plaintiff met its burden under Florida Rules of Civil Procedure 1.150(c), demonstrating the absence of any genuine issue of material facts and that it is entitled to summary judgment as a matter of law.

2. Defendant has failed to cite to particular materials in the record, including depositions, documents, electronically stored information, affidavits or declarations, stipulations, admissions, interrogatory answers, or other materials, or show that there is present a genuine dispute or that admissible evidence could be produced to support a finding of a genuine dispute.

3. The Plaintiff, PARKSIDE VILLAGE PROPERTY OWNERS ASSOCIATION, INC., is due the following amounts:

Monthly Assessments 3/01/2025 thru 1/01/2026	\$ 3,025.00
Assessment interest at 18%	\$ 178.60
Assessment late fees	\$ 250.00
Court cost and expenses	\$ 914.70
Attorney Fees	\$ 3,550.00

making a total of **\$7,918.30** (the "Total Judgment"), that shall bear interest at the prevailing statutory interest rate of 8.44% per year from this date through December 31 of this current year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with Section 55.03 Florida Statutes. Plaintiff may also recover such further attorneys' fees and costs as may be incurred by the Plaintiff in this action, including but not limited to the Clerk's sale fee, Plaintiff's representative's sale fee, publication of the Notice of

Sale, and assessments and/or late fees which become due subsequent to this Final Judgment, which amounts are proper pursuant to the Plaintiff's Declaration, and to be supported by an Affidavit of Additional Attorneys' Fees and/or Costs, for all of which let execution issue forthwith.

4. This Court awards Plaintiff its attorneys fees and costs and finds that they are reasonable and customary.

5. The Plaintiff holds a lien for the total sums superior to any claim of the Defendants on the following described property in Citrus County, Florida:

A portion of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, more particularly described as follows:

Lot 75, Block 1A, Parkside Village Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, less the following described lands: Begin at the Southwest corner of Lot 75, Block 1A, Parkside Village, Unit No. 4, as recorded in Plat Book 12, Pages 115 and 116, Public Records of Citrus County, Florida, said point being the Northwest corner of Lot 76 of said Block 1A, thence North along the West line of said Lot 75 a distance of 3.82 feet, thence South 89 degrees 57 minutes 58 seconds East 52.55 feet, thence South 0 degrees 02 minutes 02 seconds West 3.79 feet to a point of the South line of said Lot 75, said point being on the North line of said Lot 76, thence West along said South line and along said North line a distance of 52.55 feet to the Point of Beginning.

Property Address: 3840 North Parkside Village Terrace, Beverly Hills, FL 34465

6. If the total sum set forth in paragraph 2 with interest at the rate prescribed by law and all costs of this action and assessments and/or late fees pursuant to paragraph 1 and accruing subsequent to this Judgment are not paid, the Clerk of this Court shall sell to the highest bidder for cash on **Thursday, February 26, 2026** at www.citrus.realforeclose.com beginning at 10:00 AM, which is not less than **30 days** from the date hereof, to the highest bidder for cash except as set forth hereinafter, in accordance with Section 45.031, Florida Statutes.

7. The Clerk shall not conduct the sale in the absence of the Plaintiff's Attorney or other representative, except for an online sale. Plaintiff or its attorney may also cancel or postpone the sale by notifying the Clerk of the Court of such cancellation or postponement via a fax sent to the Clerk prior to the sale being completed.

8. The Plaintiff is hereby vested with all right, title and interest in any rents, profits, income, lease issue contract rights and general intangibles arising from the real property and Defendant OWNERS are hereby ordered and directed to turn over all security deposits, rents, profits, income and leases in their possession to the Plaintiff forthwith.

9. The Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if the Plaintiff is not the purchaser of the Real Property at 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.


10. On the filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient by paying: first, all of the Plaintiff's costs; second, documentary stamps affixed to the Certificate; third, the Plaintiff's attorneys' fees; fourth, the total sum due to the 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 amount remaining pending further Order of this Court.

11. On filing the certificate of sale, defendant and all persons claiming under or against defendant since the filing of the notice of lis pendens shall be foreclosed of all estate or claim in the property. 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.

12. The Plaintiff may assign the Judgment and credit bid by the filing of an assignment prior to the issuance of the Certificate of Title without further order of the Court.

13. Jurisdiction of this action is retained to enter further orders that are proper.

DONE and ORDERED in Inverness, Citrus County, Florida, this Friday, January 9, 2026

2025-CC-001211-AIN 01/09/2026 03:18:10

Edward Spaight, County Judge
09-2025-CC-001211-AIN 01/09/2026 03:18:10 PM

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing 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 Monday, January 12, 2026.

ROBERT L TANKEL

RONALD GUSTAFSON

Pleadings@tankellawgroup.com

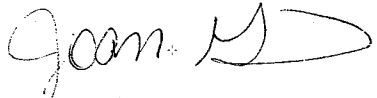
3840 NORTH PARKSIDE VILLAGE
TERRACE

BEVERLY HILLS, FL 34465

UNKNOWN TENANT

3840 NORTH PARKSIDE VILLAGE TERRACE

BEVERLY HILLS, FL 34465

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Joan Gaither, Judicial Assistant
09-2025-CC-001211-AIN 01/12/2026 09:50:37 AM

cc:

Tankel Law Group, 1022 Main Street, Suite D, Dunedin, FL 34698

Ronald Gustafson, 3840 North Parkside Village Terrace, Beverly Hills, FL 34465

Unknown Tenant, 3840 North Parkside Village Terrace, Beverly Hills, FL 34465

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, 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.

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 THE COUNTY COURT, 352-341-6424 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.

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 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 THE CLERK OF CITRUS COUNTY, 120 MONTGOMERY AVENUE, INVERNESS, FL 34450 (352) 341-6424, TO SEE IF YOU QUALIFY FOR FINANCIAL ASSISTANCE. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU NEED ASSISTANCE, YOU SHOULD CONTACT THE CLERK AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.