IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO. **CACE22016620** DIVISION: **11** JUDGE: **Rodriguez, Carlos Augusto (11)**

E&Y ASSETS, LLC

Plaintiff(s) / Petitioner(s)

v.

Ryan Burke, et al

Defendant(s) / Respondent(s)

_____/

FINAL JUDGMENT

THIS ACTION was heard before the Court at a hearing on Plaintiff's Motion for Summary Judgment of Foreclosure on July 15, 2026 at 2:00 pm. On the evidence presented **IT IS ORDERED AND ADJUDGED** that Plaintiff's Motion for Summary Judgment is **GRANTED** against Defendants listed by name: 2045 SW 127TH AVENUE LLC, RYAN BURKE, KAMEKA MANAGEMENT SOLUTIONS, INC., ERYCK DZOTSI, and UNKNOWN TENANT IN POSSESSION now known as SHATICA WHITTAKER.

1. Amounts Due. Plaintiffs, E&Y ASSETS LLC, AS TRUSTEE OF GENUINE INVESTMENTS LAND TRUST, 4420 Beacon Circle, West Palm Beach, FL 33407 is due

Principal on the July 23, 2021 Promissory Note	$962,000.00
Default Interest at 25% from September 1, 2021 through December 1, 2023	$561,166.48
Default Interest at 25% from December 1, 2023 through July 15, 2026 (	$630,567.30
Per diem interest at 25% from December 1, 2023 to date of Judgment	$658.90
Title Search Expenses	$275.00
Attorneys' Fees	
Finding as to reasonable number of hours	82.85
Finding as to reasonable hourly rate	$185-$595
Attorneys' fees total	$32,817.50
Court Costs	
Filing Fee	$1,916.00
Summons Fee	$65.00
Service of Process on Defendants	$270.00

Additional Costs	
First Notice of Sale	$72.45
Expert Fee for Reasonableness Affidavit	$450.00
SUBTOTAL	**$2,192,667.58**
LESS: Payments Received from Borrower	($101,410.80)
LESS: Escrow Balance	($2,133.97)
GRAND TOTAL together with any additional accrued interest as of date of Judgment	**$2,089,122.81**

2. Interest. The total amount in paragraph 2 must bear interest from this date forward at the statutory interest rate per annum pursuant to §55.03, Florida Statutes.

3. Lien on Property. Plaintiff, whose address is set forth above, holds a lien for the grand total sum superior to all claims or estates of defendant(s), (with the exception of any assessments that are superior pursuant to Section 718.116, or 720.3085, Florida Statutes) on the following described property in Broward County, Florida:

Parcel Identification Numbers: 5040 14 01 0490

Legal Description: TRACT 177, LESS THE NORTH 25 FEET FOR RIGHT-OF-WAY, OF FLAMINGO GROVES UNIT "E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (the "Property").

Property Addresses: 2045 S.W. 127th Avenue, Davie, Florida 33325

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 **August 20, 2026** at **10:00 a.m.** to the highest bidder for cash, except as prescribed in paragraph 6, by electronic sale at www.broward.realforeclose.com in accordance with section 45.031, Florida Statutes. **The public sale must not be postponed or canceled without a court order. All orders postponing or canceling the sale must be filed with the clerk of court no later than 5:00 p.m. five (5) business days before the sale date. Counsel for plaintiff must be certain that all sale and clerk fees are paid and that the original proof of publication is filed no less than five (5) business days before the sale date. Failure to timely file the original proof of publication of the notice of sale and pay the sale and clerk fees will stop the sale. Additionally, the failure of plaintiff's counsel to pay the sale fee and properly and timely publish the notice of sale may result in sanctions against the plaintiff, plaintiff's counsel individually, and the law firm representing the plaintiff.** Any electronic sale by the clerk must be in accordance with the written administrative policy for electronic sales published by the clerk at the official website for the clerk and posted in the public areas of the clerk's offices.

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 documentary stamps affixed to 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 the plaintiff's costs; second, documentary stamps affixed to the Certificate; third, plaintiff's attorneys' fees; fourth, the total sum due to the plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 2 from this date to the date of the sale; and by retaining any remaining amount pending the further order of this Court.

7. Right of Possession. Upon filing of the Certificate of Sale, defendant(s) and all persons claiming under or against defendant(s) since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under Chapter 718 or Chapter 720, Fla. Stat., if any. Upon 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 provisions of the Protecting Tenants at Foreclosure Act of 2009, which was extended until 12/31/14 by the Dodd-Frank Wall Street Reform and Consumer Protection Act.

8. Attorneys' Fees. The Court finds, based upon the affidavits/testimony presented and upon inquiry of counsel for the Plaintiff that $82.85 hours were reasonably expended by plaintiff's counsel and that hourly rates between $185 and $595 are appropriate and are awardable as liquidated damages pursuant to §702.065, Fla. Stat. Plaintiff's counsel represents that the attorney's fees awarded does not exceed its contract fee with the plaintiff. The court finds that there are no reduction or enhancement factors for consideration by the court under *Florida Patients Compensation Fund v. Rowe,* 472 So. 2d 1145 (Fla. 1985).

9. Jurisdiction. The Court retains jurisdiction of this action to enter further orders that are proper, including, without limitation, writs of possession, deficiency judgments, determination of amounts owed to subordinate lienholders, and such supplemental relief or judgments as may be appropriate.

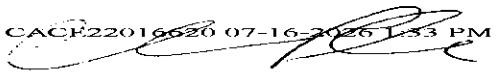
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF THIS IS HOMESTEADED PROPERTY, 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 COURT, BROWARD COUNTY, FLORIDA, 201 SE 6TH STREET, FORT LAUDERDALE, FL 33301, AT [redacted] WITHIN 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 A LOCAL BAR RERRAL AGENCY, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO AN AGENCY OR SUGGEST OTHER OPTIONS.

DONE AND ORDERED in Chambers at Broward County, Florida on 16th day of July, 2026.



CACE22016620 07-16-2026 1:33 PM
Christopher William Pole
SENIOR JUDGE
Electronically Signed by Christopher William Pole

Copies Furnished To:
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