

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

CASE NO.: 2017 CA 638

UNDERWOOD RESIDENTIAL RF1 LLC, a
Florida limited liability company,

Plaintiff,

vs.

PAMELA L. DELLICH; UNKNOWN SPOUSE
OF PAMELA L. DELLICH, if any, MARY MARTHA
ADAMS, TRUSTEE OF THE MARY MARTHA
ADAMS REVOCABLE TRUST AGREEDMENT
DATED JULY 13, 2003; SUNCOAST SCHOOLS
FEDERAL CREDIT UNION; FIDELITY SOUTHERN
CORPORATION D/B/A FIDELITY BANK;
UNKNOWN PARTIES IN POSSESSION, and ALL
PARTIES CLAIMING BY OR THROUGH SAID
DEFENDANTS,

Defendants.

FINAL JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court upon the Complaint of Plaintiff and upon the Motion for Summary Final Judgment Quieting Title, and the Court having reviewed the pleadings and evidence and otherwise being fully advised in the premises, it is

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction over the parties and that no material issue of law or fact exists, and Plaintiff is entitled to a Final Judgment Quieting Title as a matter of law and after the Court has reviewed the pleadings.

2 After valid service of process in accordance with Chapter 48, Florida Statutes, Defendants, PAMELA L. DELLICH; MARY MARTHA ADAMS, TRUSTEE OF THE MARY MARTHA ADAMS REVOCABLE TRUST AGREEDMENT DATED JULY 13, 2003; SUNCOAST SCHOOLS FEDERAL CREDIT UNION; FIDELITY SOUTHERN CORPORATION D/B/A FIDELITY BANK and UNKNOWN PARTIES IN POSSESSION, have either been served and defaulted or have been served via publication and have filed an answer through their appointed attorney/guardian ad litem.

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3. The title of Plaintiff, UNDERWOOD RESIDENTIAL RF1, LLC, a Florida limited liability to the property located in Marion County, Florida and described as follows:

LOT 28D OF INVERNESS GOLF & COUNTRY CLUB ESTATES FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 41, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

is a good title against the claims or purported claims on Defendants, PAMELA L. DELLICH; MARY MARTHA ADAMS, TRUSTEE OF THE MARY MARTHA ADAMS REVOCABLE TRUST AGREEDMENT DATED JULY 13, 2003, SUNCOAST SCHOOLS FEDERAL CREDIT UNION; FIDELITY SOUTHERN CORPORATION D/B/A FIDELITY BANK and UNKNOWN PARTIES IN POSSESSION and all other parties claiming by, through, under or against said parties; and all unknown natural persons, if alive, and if dead not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, creditors or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees or any other person or entity claiming by, through, under or against any entity named as a Defendant; and all claimants, persons, parties, natural and corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have any right, title or interest in the property hereinafter described; and those claims or purported claims are hereby cancelled and removed as clouds from title to said property, and the title to the property is forever quieted and confirmed in UNDERWOOD RESIDENTIAL RF1, LLC, a Florida limited liability company and is hereby adjudged to have good fee simple title to said lands.

5. The equities of this cause are with the Plaintiff.

DONE AND ORDERED in Chambers at Citrus County, Florida this 18 day of July, 2018.



HONORABLE PATRICIA THOMAS
Circuit Court Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished by U.S. Mail and/or electronic mail this 26 day of July, 2018 to Richard Mutarelli, Jr., Esq., Schatt, Hesser, McGraw, 328 N.E. 1st Avenue, Suite 100, Ocala, FL 34470 rmutarelli@schatthesser.com, Douglas Tidwell, Esq., 811 North Spring Street, Pensacola, FL 32501, dtidwell@emeraldcoasttitle.com.


JUDICIAL ASSISTANT