

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

CASE NO.: 2018 CA 285

UNDERWOOD RESIDENTIAL, LLC,

Plaintiff,

vs.

WILLIAM GEORGE PINTER, II; UNKNOWN SPOUSE OF WILLIAM GEORGE PINTER, II, if any; UNKNOWN HEIRS OF WILLIAM GEORGE PINTER, II, if any; RICHARD JAY JONES; UNKNOWN HEIRS OF RICHARD JAY JONES, if any; VITO NICOLA DI PIPPA; UNKNOWN HEIRS OF VITA NICOLA DI PIPPA, if any; CARLOS MANUEL MEJIA; UNKNOWN HEIRS OF CARLOS MANUEL MEJIA, if any; ANGELA VICK, CITRUS COUNTY CLERK OF THE COURTS; GEOFFREY E. LIVENGOD; UNKNOWN HEIRS OF GEOFFREY E. LIVENGOD, if any; RENEE K. LIVENGOD; UNKNOWN HEIRS OF RENEE K. LIVENGOD, if any; EQUITY TRUST COMPANY, CUSTODIAN FBO CLAYTON WATSON IRA 24758, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; GERD KREIKENBOM; UNKNOWN HEIRS OF GERD KREIKENBOM, if any; VERDOT VI, LLC; DOMENICK F. BOMENTRE; UNKNOWN HEIRS OF DOMENICK F. BOMENTRE, if any; and ALL PARTIES CLAIMING BY OR THROUGH SAID DEFENDANTS,

Defendant.

FINAL JUDGMENT

THIS CAUSE came before the Court upon the Complaint of Plaintiff and upon the Motion for Final Judgment Quieting Title as to Parcel No. 1, 2, 3, 4, 5 and 6 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, WILLIAM GEORGE PINTER, II; UNKNOWN SPOUSE OF WILLIAM GEORGE PINTER, II, if any; UNKNOWN HEIRS OF WILLIAM GEORGE PINTER, II, if any; RICHARD JAY JONES; UNKNOWN HEIRS OF RICHARD JAY JONES, if any; VITO NICOLA DI PIPPA; UNKNOWN HEIRS OF VITA NICOLA DI PIPPA, if any; CARLOS MANUEL MEJIA; UNKNOWN HEIRS OF CARLOS MANUEL MEJIA, if any; GEOFFREY E. LIVENGOD; UNKNOWN HEIRS OF GEOFFREY E. LIVENGOD,

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if any; RENEE K. LIVENGOOD; UNKNOWN HEIRS OF RENEE K. LIVENGOOD, if any; EQUITY TRUST COMPANY, CUSTODIAN FBO CLAYTON WATSON IRA 24758, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; GERD KREIKENBOM; UNKNOWN HEIRS OF GERD KREIKENBOM, if any; VERDOT VI, LLC; DOMENICK F. BOMENTRE; UNKNOWN HEIRS OF DOMENICK F. BOMENTRE, if any; were either served with a summons and complaint and defaulted or were served via publication and filed an answer through attorney/guardian ad litem.

3. The title of Plaintiff, UNDERWOOD RESIDENTIAL, LLC, to the property located in Citrus County, Florida and described as follows:

PARCEL NO. 1-

CITRUS SPRINGS UNIT 6 LOT 12 BLK 563 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel Identification No.: 18E17S100060 05630 0120

PARCEL NO. 2-

CITRUS SPRINGS UNIT 3 PLAT BOOK 5 PAGE 116 LOTS 13 & 14 BLK 318 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel Identification No.: 18E17S100030 03180 0130

PARCEL NO. 3-

CITRUS SPRINGS UNIT 5 PLAT BOOK 6 PAGE 1 LOT 18 BLK 466 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel Identification No.: 18E17S100050 04660 0180

PARCEL NO. 4-

CITRUS SPRINGS UNIT 5 LOT 4 BLK 466 DESCR IN O R BK 579 PAGE 1522 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel Identification No.: 18E17S100050 04660 0040

PARCEL NO. 5-

CITRUS SPRINGS UNIT 6 PLAT BOOK 6 PAGE 15 LOT 52 BLK 584 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel Identification No.: 18E17S100060 05840 0520

PARCEL NO. 6-

CITRUS SPRINGS UNIT 6 PLAT BOOK 6 PAGE 15 LOT 8 BLK 563 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.


Parcel Identification No.: 18E17S100060 05630 0080

is a good title against the claims or purported claims on Defendants, WILLIAM GEORGE PINTER, II; UNKNOWN SPOUSE OF WILLIAM GEORGE PINTER, II, if any; UNKNOWN HEIRS OF WILLIAM GEORGE PINTER, II, if any; RICHARD JAY JONES; UNKNOWN HEIRS OF RICHARD JAY JONES, if any; VITO NICOLA DI PIPPA; UNKNOWN HEIRS OF VITA NICOLA DI PIPPA, if any; CARLOS MANUEL MEJIA; UNKNOWN HEIRS OF CARLOS MANUEL MEJIA, if any; GEOFFREY E. LIVENGOD; UNKNOWN HEIRS OF GEOFFREY E. LIVENGOD, if any; RENEE K. LIVENGOD; UNKNOWN HEIRS OF RENEE K. LIVENGOD, if any; EQUITY TRUST COMPANY, CUSTODIAN FBO CLAYTON WATSON IRA 24758, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; GERD KREIKENBOM; UNKNOWN HEIRS OF GERD KREIKENBOM, if any; VERDOT VI, LLC; DOMENICK F. BOMENTRE; UNKNOWN HEIRS OF DOMENICK F. BOMENTRE, if any; 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, LLC and is hereby adjudged to have good fee simple title

to said lands.

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

DONE AND ORDERED in Chambers at Citrus County, Florida this 17 day of September,
2018.



HONORABLE PATRICIA V. 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 21 day of September, 2018 to:

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JUDICIAL ASSISTANT