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

WITHOUTLACOOCHEE, LLC,

Plaintiff,

v.

09-2022-CA-000464  
DIVISION:

JOHN R. AVERITT; SHELLMAN NEWSOM; and  
DEPARTMENT OF THE TREASURY-INTERNAL  
REVENUE SERVICE,

Defendants.

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**DEFAULT FINAL JUDGMENT QUIETING TITLE**

THIS CAUSE came before the Court upon Plaintiff's Complaint to Quiet Tax Deed Title filed by the Plaintiff, WITHOUTLACOOCHEE, LLC, against the Defendants, JOHN R. AVERITT; SHELLMAN NEWSOM; and DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, and any unknown heirs, devisees, grantees, creditors, and other unknown persons or unknown spouses claiming by, through and under any of the above-named Defendants.

The Court finds that Defendant, JOHN R. AVERITT, was served via publication on October 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup>, and 30<sup>th</sup>, year of 2022. Defendant, SHELLMAN NEWSOM, was served on July 13, 2022. Defendant, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, was served on July 22, 2022. A clerk's default was issued for JOHN R. AVERITT on November 9, 2022; and SHELLMAN NEWSOM on September 26, 2022. The Court finds that Defendants JOHN R. AVERITT AND SHELLMAN NEWSOM failed to file any paper or pleading that would raise any issue of fact or law in this matter. The Defendant, DEPARTMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, filed disclaimer with this court on August 26, 2022, indicating they have no interest in the subject property. Therefore, it is,

**ORDERED and ADJUDGED** as follows:

1. A Final Judgment is hereby entered in favor of the Plaintiff,  
WITHOUTLACOOCHEE, LLC, and against JOHN R. AVERITT; SHELLMAN  
NEWSOM; and DEPARTMENT OF THE TREASURY-INTERNAL REVENUE  
SERVICE, and any Unknown Heirs, Devisees, Successors, Grantees, Assignees,  
Creditors, Lienors, and Trustees; and All Other Persons Claiming By, Through,  
Under, or Against the Named Defendants as to the Complaint to Quiet Title filed by  
the Plaintiff.
2. That any and all claims, rights, title or interest of the Defendants, JOHN R.  
AVERITT; SHELLMAN NEWSOM; and DEPARTMENT OF THE TREASURY-  
INTERNAL REVENUE SERVICE; and any Unknown Heirs, Devisees, Successors,  
Grantees, Assignees, Creditors, Lienors, and Trustees; and All Other Persons  
Claiming By, Through, Under, or Against the Named Defendants, to the following  
described real property are forever barred:

Lot 17, Block D, River Oaks East, according to Plat thereof, as recorded in Plat  
Book 14, Pages 56 through 59, of the Public Records of Citrus County, Florida.


More commonly known as: 10330 North Natchez Loop, Dunnellon, FL 34434

Parcel ID: 19E17S150010000000170

The Court reserves jurisdiction to assess costs of this action.

DONE AND ORDERED In Citrus County, Florida on this 21st day of February,

2023.

  
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JASON J. NIMETH  
CIRCUIT JUDGE

**Copies to:**

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A handwritten signature in black ink, appearing to be a stylized name, possibly "John F. Rudy, III", written over a horizontal line.