

Filing # 165215701 E-Filed 01/23/2023 10:32:30 AM

**IN THE CIRCUIT COURT
OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR LEVY COUNTY, FLORIDA**

RCASE NUMBER: 38-2022-CA-000206-CAA
Circuit Civil Division

**Southern Forest Grove LLC,
Plaintiff,**

-vs-

**NOELIA SEDA
BEAMIF A LLC,
Defendant.**

**REPORT AND RECOMMENDATION OF THE GENERAL MAGISTRATE,
FINAL JUDGMENT QUIETING TITLE**

THIS CAUSE having come before the undersigned General Magistrate, and having reviewed the record and being otherwise fully advised in the premises, the Magistrate makes the following findings of fact:

- A. The General Magistrate and the Court have jurisdiction of the subject matter and the parties having consented to the Magistrate hearing this case.
- B. Plaintiff has standing to bring this action.
- C. All Defendants were properly served and noticed.
- D. The Magistrate has heard testimony and examined the affidavits filed herein and finds that Plaintiff is entitled to the relief set forth in the Final Judgment attached hereto.
- E. All parties have waived the ten day period in which to file exceptions to the Report and Recommendations of the General Magistrate.

IT IS THEREFORE RECOMMENDED that the Judgment be entered by the Circuit Court.

REPORTED AND RECOMMENDED on Friday, January 20, 2023.

38-2022-CA-000206-CAA 01/20/2023 03:15:26 PM



Katherine L. Floyd, General Magistrate
38-2022-CA-000206-CAA 01/20/2023 03:15:26 PM

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**CASE NUMBER: 38-2022-CA-000206-CAA
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**Southern Forest Grove LLC,
Plaintiff,**

-vs-

**NOELIA SEDA
BEAMIF A LLC,
Defendant.**

SUMMARY FINAL JUDGMENT QUIETING TITLE

THIS CAUSE was before the Court on the Plaintiff's Motion for Quiet Title Summary Final Judgment ("the Motion"), and having reviewed the court file, and being otherwise fully advised in its premises;

ORDERED, ADJUDGED, AND DECREED that:

1. The equities in this case are with the Plaintiff.
2. The Plaintiff is declared to be the fee simple and absolute owner of the following described real property situate, lying, and being in Levy County, Florida, to-wit:

**TRACT #53 LEGALLY DESCRIBED AS THE W ½ OF THE SW 1/4 OF THE
NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 12 SOUTH,
RANGE 17 EAST, LEVY COUNTY, FLORIDA.**

TAX PARCEL # 03416-075-00

3. That at the time of and prior to the commencement of this Plaintiff was, and at all times thereafter has been and is the owner of, seized of, and possessed fee simple title to, the lands described in Paragraph 2 above and is entitled to bring this suit to quiet title to said lands;

that on September 12, 2022, **Southern Forest Grove, LLC, a Florida Limited Liability**

Company, purchased the lands described herein from Danny J. Shipp, Clerk of Court, in and for Levy County, Florida, at tax sale, said Tax Deed being dated September 12, 2022, and recorded on September 16, 2022 in OR Book 1657, Page 866, Public Records of Levy County, Florida.

4. The Tax Deed from which Plaintiff acquired title is recognized as duly and properly issued and as a good and valid conveyance.

5. The lands contained and described herein in Paragraph 2 above are found to be the same lands as described in the Tax Deed from which Plaintiff acquired title.

6. All the right, title or interest of the Defendants, and all persons claiming to have any right, title or interest in the lands since the filing of the Lis Pendens be, and the same are quieted, vacated, set aside, and canceled as clouds upon the title of the Plaintiff in and to those lands, and it is forever quieted, cleared, and confirmed and forever fully and completely established as against all persons whomsoever claiming, by through, or under them, and all persons having or claiming to have any right, title or interest in the lands involved in this action since the filing of the Lis Pendens.

7. The Defendants, and all persons claiming by, through, or under them, and all parties having or claiming to have any right, title or interest in the hereinabove described lands since the filing of the Lis Pendens are forever prohibited, enjoined, and restrained of and from executing any right, title, interest, claim or demand of any nature or kind whatsoever in, to, or against those lands of the Plaintiffs, or any part of them.

8. The Plaintiff, Southern Forest Grove, LLC, a Florida Limited Liability Company, is decreed to be the owner, in fee simple, of said property which is the subject matter of the Complaint filed herein, and described in Paragraph 2 above; and the claims of the Defendants and each of them are declared to be inferior and subordinate to the right, title, interest and estate of the Plaintiff in and to the same; and that the Defendants and each of them, and all persons claiming by, through, or under either of them since the filing of this Complaint, or any person whose claim or title arose or vested in them prior to the filing of the Complaint, are forever and perpetually enjoined and restrained from asserting or attempting to assert any right, title, interest or estate, claim or demand in and to the same, or any part thereof, adverse to said title of the Plaintiffs and those claiming by, through or under them.

9. All instruments of record requiring reformation or cancellation in order to perfect said fee simple title in Plaintiff, if any, are hereby reformed or cancelled as the case may require.

DONE AND ORDERED on Monday, January 23, 2023.

38-2022-CA-000206-CAA 01/23/2023 10:02:31 AM



Craig C. DeThomas, Circuit Judge
38-2022-CA-000206-CAA 01/23/2023 10:02:31 AM

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CERTIFICATE OF SERVICE

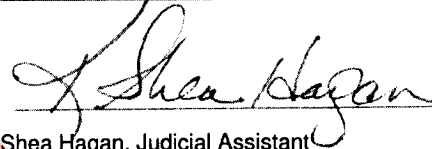
I HEREBY CERTIFY that copies have been furnished by U.S. Mail or via filing with the Florida Courts E-Filing Portal on Monday, January 23, 2023 to the following:

RONALD W STEVENS
rwstevens_1@yahoo.com
rwstevens2@yahoo.com

NOELIA SEDA
CALLE MADRID M395 EST FOREST HILLS
BAYAMON, PR 00959

BEAMIF A LLC
964 BANYAN DR
DELRAY BEACH, FL 33483

38-2022-CA-000206-CAA 01/23/2023 10:28:26 AM



Shea Hagan, Judicial Assistant
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