

**IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2021-026707-CA-01

SECTION: CA30

JUDGE: Reemberto Diaz

Shirley Louise Sears (Pr)

Plaintiff(s)

vs.

Alona A Naylor

Defendant(s)

**FINAL JUDGMENT IN FAVOR OF DEFENDANTS, ALONA NAYLOR AND ALL
OTHERS IN POSSESSION AND RELEASE OF LIS PENDENS**

Pursuant to this Court's ruling in a non-jury trial dated July 2, 2024, in favor of Alona Naylor, and all others in possession, it is hereby adjudged that:

1. The Court having found for the reasons set forth in the record, that the plaintiff failed to prove by the greater weight of the evidence that the deed in question, executed prior to her death on May 17, 2020 by Willie Jean Heath Warren, was not her actual and verifiable signature and thus did not pass title to Alona Naylor. Final Judgment is hereby entered in favor of Defendants, Alona Naylor, and all others in possession, Plaintiff, Shirley Sears, Individually, and as the Personal Representative of the Estate of Willie Jean Heath Warren shall take nothing by this action and Defendants Alona Naylor, and all others in possession, shall go hence without day.
2. The Court reserves jurisdiction to tax costs and attorney's fees, if applicable, upon proper motion by Defendants, Alona Naylor, and all others in possession.
3. The Court further dissolves the Notice of Lis Pendens as to the property located at 3335 NW 13th Avenue, Miami, Florida 33147 forthwith as described as follows:

WESTEND PARK AMD PL PB 6-142 LOT 18 BLK 3 LOT SIZE 49.330 X 99 OR 12815-2597 0386 5

DONE and **ORDERED** in Chambers at Miami-Dade County, Florida on this 16th day of July, 2024.

~~2021-026707-CA-01 07-16-2024 2:28 PM~~

2021-026707-CA-01 07-16-2024 2:28 PM

Hon. Reemberto Diaz

CIRCUIT COURT JUDGE

Electronically Signed

Final Order as to All Parties SRS #: **3** (Non-Jury Trial)

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

Electronically Served:

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