

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

CASE NO.: 2021-026707 CA-01

SHIRLEY LOUISE SEARS, as Personal
Representative of the Estate of Willie
Jean Heath Coleman,

Plaintiff,

vs.

ALONA A. NAYLOR and ALL OTHERS
IN POSSESSION,

Defendant(s).

NOTICE OF APPEAL

NOTICE IS GIVEN that Plaintiff/Appellant SHIRLEY LOUISE SEARS, as Personal Representative of the Estate of Willie Jean Heath Coleman, appeals to the THIRD DISTRICT COURT OF APPEAL the Final Judgment in Favor of Defendants Alona Naylor and All Others in Possession and Release of Lis Pendens rendered on July 16, 2024, a copy of which is attached hereto as Exhibit "A", and the Order of this Court rendered on August 8, 2024 Denying Plaintiff's Motion for Rehearing, a copy of which is attached hereto as Exhibit "B". The nature of the Orders are final orders.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of September, 2024 a true and correct copy of the foregoing has been electronically filed via the Court's E-filing portal to all parties and counsel registered therein for electronic service of documents.

RICHARD E. DOUGLAS, P.A.
Attorneys for Appellant
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By: /s/ Richard E. Douglas
Richard E. Douglas
Fla. Bar No. 797707

**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

A TRUE COPY
CERTIFICATION ON LAST PAGE
JUAN FERNANDEZ-BARQUIN, ESQ.
CLERK OF THE COURT AND COMPTROLLER

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

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.

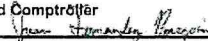
Electronically Served:

Alona A Naylor, alona.naylor@gmail.com
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Geoffrey D Ittleman, geoffrey@ittlemanlaw.com
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Physically Served:

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office August 29 AD 2024

Juan Fernandez-Barquin, Esq.
Clerk of the Court and Comptroller
Deputy Clerk



32141352



**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)

_____ /

ORDER DENYING PLAINTIFFS MOTION FOR REHEARING

THE CAUSE HAVING COME on to be heard on Plaintiff, Shirley Sears, as the Personal Representative of the Estate of Willie Jean Heath Warren's MOTION FOR REHEARING, ON August 8, 2024, and the parties appearing by counsel, the Court having reviewed the pleadings, and otherwise being fully informed in the premises it is;

HEREBY ORDERED AND ADJUDGED

1. Denied

DONE and **ORDERED** in Chambers at Miami-Dade County, Florida on this 8th day of August, 2024.


~~2021-026707-CA-01 08-08-2024 09:47 AM~~

2021-026707-CA-01 08-08-2024 9:47 AM

Hon. Reemberto Diaz

CIRCUIT COURT JUDGE

Electronically Signed

A TRUE COPY
CERTIFICATION ON LAST PAGE
JUAN FERNANDEZ-BARQUIN, ESQ.
CLERK OF THE COURT AND COMPTROLLER

Final Order as to All Parties SRS #: 12 (Other)

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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Physically Served:

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that the foregoing is a true and correct copy of the original on file in this office August 28 AD 20 24

Juan Fernandez-Barquin, Esq.
Clerk of the Court and Comptroller
Deputy Clerk

Juan Fernandez-Barquin

32138858

