

IN THE CIRCUIT COURT, FOURTH JUDICIAL CIRCUIT  
IN AND FOR CLAY COUNTY, FLORIDA  
CIRCUIT CIVIL DIVISION

KINGS TREE PARK PLACE PROPERTY OWNER LLC  
Plaintiff,

CASE NO.: 2024CA000634

vs.

SURESTE KINGS TREE LLC ; SURESTE PARK PLACE  
LLC ; SURESTE PROPERTIES LLC ; SURESTE  
PROPERTY SERVICES, LLC ; ROSENFARB, NOAH ;  
BAILEY, FORREST

Defendant(s),  
\_\_\_\_\_ /

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that he/she executed and filed a Certificate of Sale in this auction on 16th day of April, 2025 for the property described herein and that no objections to the sale have been filed with the time allowed for filing objections.

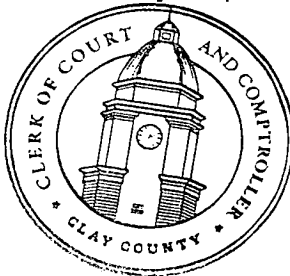
The following property in CLAY County, Florida:

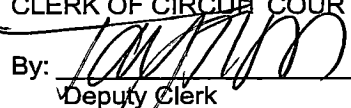
- SEE ATTACHMENT -

Property address: , , Florida,

was sold to: KINGS TREE PARK PLACE PROPERTY OWNER LLC  
whose address is: 375 Park Avenue Suite 3000 New York, NY, 10152 for the amount of \$100.00.

Witness my hand and seal of the court on 28th day of April, 2025.



TARA S. GREEN  
CLERK OF CIRCUIT COURT  
By:   
Deputy Clerk

**TRACT 1:**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Orange Park, County of Clay, State of Florida.

LOT 26 AND A PORTION OF LOT 25, SECTION 1, MAP OF FLORIDA WINTER HOME AND IMPROVEMENT COMPANYS LAND COMPRISING THE TOWNS OF ORANGE PARK & RIDGEWOOD, CLAY COUNTY, FLORIDA, ACCORDING TO PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF PLAINFIELD AVENUE WITH THE NORTHERLY LINE OF LORING AVENUE; THENCE ON LAST SAID LINE RUN NORTH 89 DEGREES 54 MINUTES EAST 644.30 FEET; THENCE NORTH 00 DEGREES 09 MINUTES EAST 223.97 FEET TO THE NORTHERLY LINE OF SAID LOT 25; THENCE ON LAST SAID LINE AND ON THE NORTHERLY LINE OF SAID LOT 26, NORTH 89 DEGREES 46 MINUTES 20 SECONDS WEST A TOTAL DISTANCE OF 657.32 FEET TO THE EASTERLY LINE OF SAID PLAINFIELD AVENUE; THENCE ON LAST SAID LINE SOUTH 03 DEGREES 07 MINUTES EAST 228.49 FEET TO THE POINT OF BEGINNING.

**TRACT 2:**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Orange Park, County of Clay, State of Florida.

A portion of Section 7, Township 4 South, Range 26 East, Clay County, Florida, also being a part of Section 7, Map of Florida Winter Home and Improvement Companys Land comprising the Towns of Orange Park & Ridgewood, Clay County, Florida, according to Plat Book 1, Page 23, of the Public Records of said County and being more particularly described as follows:

Commence at the intersection of the South line of State Road No. 224 with the East line of said Section 7 (Government

Section 7 and Section 7, Orange Park); thence on said South line of State Road No. 224 run South  $87^{\circ}55'$  West 1080.32 feet to the point of beginning; thence South  $02^{\circ}05'$  East 300 feet; thence South  $87^{\circ}55'$  West 100 feet; thence South  $21^{\circ}31' 30''$  West 200.25 feet; thence South  $55^{\circ}06'$  West 195.76 feet; thence on the arc of a curve concave to the Southeasterly and having a radius of 70 feet run a chord distance of 65.64 feet, the bearing of said chord being South  $27^{\circ}08'30''$  West; thence South  $00^{\circ}49'$  East 87.85 feet; thence South  $87^{\circ}55'$  West 128.38 feet; thence North  $02^{\circ}05'$  West 434.68 feet; thence North  $87^{\circ}55'$  East 7.06 feet; thence North  $02^{\circ}05'$  West 78.71 feet; thence North  $08^{\circ}10'$  East 224.88 feet; thence North  $87^{\circ}55'$  East 460 feet to the point of beginning.

The above described parcel of land being subject to an easement for drainage and utilities over a 40-foot wide parcel of land described as follows:

Commence at the above said intersection of the South line of State Road No. 224 with the East line of said Section 7; thence on said South line of State Road No. 224 run South  $87^{\circ}55'$  West 1540.32 feet; thence South  $08^{\circ}10'$  West 224.88 feet; thence South  $02^{\circ}05'$  East 38.71 feet to the point of beginning; thence continue on last said line South  $02^{\circ}05'$  East 40 feet; thence North  $87^{\circ}55'$  East 132.94 feet; thence South  $38^{\circ}49' 30''$  East 256.08 feet; thence North  $55^{\circ}06'$  East 40.09 feet; thence North  $38^{\circ}49'30''$  West 278.88 feet; thence South  $87^{\circ}55'$  West 153 feet to the point of beginning.