

**SIXTH DISTRICT COURT OF APPEAL
STATE OF FLORIDA**

Case No. 6D2026-2122
Lower Tribunal No. 2024-CC-007299

JOHN J. LAWRENCE,

Petitioner,

v.

ROCKRIDGE FARMETTES PROPERTY OWNER'S ASSOCIATION, INC.,

Respondent.

Petition for Writ of Certiorari to the County Court for Polk County.
Bob Grode and Jordan Wells, Judges.

October 2, 2026

PER CURIAM.

John Lawrence petitions for a writ of certiorari to quash a final default judgment of foreclosure. This Court lacks jurisdiction over the petition for writ of certiorari for two reasons. First, Lawrence seeks review of a final order from the circuit court which was not sitting in its review capacity. But certiorari is reserved for nonfinal orders that are not appealable under Florida Rule of Appellate Procedure 9.130 or final orders of circuit courts acting in their review capacity. *See* Fla. R. App. P. 9.030(b)(2)(A), (B). Second, the petition is untimely because it was filed more

than thirty days after the judgment was rendered. *See Fla. R. App. P. 9.100(c)(1)* (A petition for writ of certiorari “must be filed within 30 days of rendition of the order to be reviewed.”). Accordingly, we dismiss the petition for writ of certiorari.

Lawrence also petitions for a writ of prohibition to prevent the clerk of the lower tribunal from issuing a Certificate of Title while his objections to the sale of the subject property are pending. As it appears from the record that his fear is unfounded, we deny his petition. The sale occurred nearly two months ago, and the record contains no evidence that the clerk intends to issue the certificate while objections are pending, or that the lower court is likely to order its issuance before resolving those objections.

PETITION FOR WRIT OF CERTIORARI DISMISSED. PETITION FOR WRIT OF PROHIBITION DENIED.

NARDELLA, WHITE and KAMOUTSAS, JJ., concur.

John J. Lawrence, Lakeland, pro se.

No Appearance for Respondent.

NOT FINAL UNTIL TIME EXPIRES TO FILE MOTION FOR REHEARING
AND DISPOSITION THEREOF IF TIMELY FILED