

IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT  
IN AND FOR ORANGE COUNTY, STATE OF FLORIDA

WATERSIDE ON JOHNS LAKE  
COMMUNITY ASSOCIATION, INC.,

Plaintiff,

CASE NO: 2024-CA-008156-O

v.

MEGAN PATRICIA FINNERAN, UNKNOWN  
SPOUSE OF MEGAN PATRICIA FINNERAN,  
MERS AS NOMINEE FOR SPRING EQ, LLC,  
AND UNKNOWN TENANTS,

Defendants.

**SUMMONS**  
**PERSONAL SERVICE ON AN INDIVIDUAL**

TO: **MEGAN PATRICIA FINNERAN**  
**17397 BAL HARBOUR DRIVE**  
**WINTER GARDEN, FL 34787**

**IMPORTANT**

A lawsuit has been filed against you. You have 20 calendar days (40 days if the Defendant is the State of Florida, and 60 days if the Defendant is the United States of America) after this summons is served on you to file a written response to the attached Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties, must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money, and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or a legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court you must also mail or take a carbon copy or photocopy of your written response to the "Plaintiff/Plaintiff's Attorneys" named below.

Frank A. Ruggieri, Esq.  
Florida Bar No. 0064520  
Sean P. Reed, Esq.  
Florida Bar No. 1040934  
The Ruggieri Law Firm, P.A.  
13000 Avalon Lake Drive, Ste. 305  
Orlando, Florida 32828  
Phone: (407) 395-4766

Attorneys for Plaintiff

THE STATE OF FLORIDA  
TO EACH SHERIFF OF THE STATE:

You are commanded to serve this Summons, a copy of the Complaint and Lis Pendens in this lawsuit on the above-named Defendants.

DATED ON 9/16/2024

**Civil Division**  
**425 N. Orange Avenue**  
**Room 350**  
**Orlando, Florida 32801**  
(SEAL)



\_\_\_\_\_  
**Tiffany Moore Russell**  
CLERK OF THE COURT

By: /S/ Nancy Garcia  
Deputy Clerk

**IMPORTANTE**

Usted ha sido demandado legalmente. Tiene veinte (20) dias, contados a partir del recibo de esta notificacion, para contestar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefonica no lo protegera; si usted desea que el tribunal considere su defensa, debe presentar su respuesta por escrito, incluyendo el numero del caso y los nombres de las partes interesadas en dicho caso. Si usted no contesta la demanda a tiempo, pudiese perder el caso y podria ser despojado de sus ingresos y propiedades, o privado de sus derechos, sin previo aviso del tribunal. Existen otros requisitos legales. Si lo desea, puede usted consultar a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guia telefonica.

Si desea responder a la demanda por su cuenta, al mismo tiempo en que presenta su respuesta ante el tribunal, debera usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como "Plaintiff/Plaintiff's Attorneys". (Demandate o Abogado del Demanadante).

**IMPORTANT**

Des poursuites judiciaires ont ete entreprises contre vous. Vous avez 20 jours consecutifs a partir de la date de l'assignation de cet'te citation pour déposer une reponse ecrite a la plainte ci-jointe aupres de ce Tribunal. Un simple coup de telephone est insuffisant pour vous proteger; vous etes oblige de déposer votre reponse ecrite, avec mention du numero de dossier ci-dessus et du nom des parties nommees ici, si vous souhaitez que le Tribunal entende votre cause. Si vous ne deposez pas votre reponse ecrite dans le relai requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent etre saisis par la suite, sans aucun preavis ulterieur du Tribunal. Il y a d'autres obligations juridiques et vous pouvez requerir les services immediats d'un avocat. Si vous ne connaissez pas d'avocat, vous pourriez telephoner a un service de reference d'avocats ou a un bureau d'assistance juridique (figurant a l'annuaire de telephones).

Si vous choisissez de déposer vous-meme une reponse ecrite, il vous faudra egalement, en meme temps que cette formalite, faire parvenir ou expedier une copie au carbone ou une photocopie de votre reponse ecrite au "Plaintiff/Plaintiff's Attorneys". (Plaignant ou a son avocat) nomme ci-dessous.

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