

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

CASE NO.: 2024-CC-018241-O

ROCK SPRINGS RIDGE HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit corporation,
Plaintiff,

vs.

HPA BORROWER 2017-1 MI LLC, ET AL.,

Defendant(s). /

SUMMONS:
PERSONAL SERVICE ON AN INDIVIDUAL

TO: HPA BORROWER 2017-1 MI LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

IMPORTANT

A lawsuit has been filed against you. You have 20 calendar days 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 Attorney" named below:

By: /s/ Charles L. Eldredge, Jr., Esq.
Charles L. Eldredge, Jr., Esq.
Florida Bar No. 076474
Attorney for ROCK SPRINGS RIDGE
HOMEOWNERS ASSOCIATION, INC.
Larsen Slaten, PLLC
4700 Millenia Blvd
Suite 500
Orlando, FL, 32839-3300
Phone: (407) 841-6555
Emails: pleadings@larsenslaten.com
jdelph@larsenslaten.com

THE STATE OF FLORIDA

TO EACH SHERIFF OF THE STATE: You are commanded to serve this Summons and a copy of the Complaint in this lawsuit on the above-named Defendant.

DATED ON Sept/13/2024

(SEAL)

By:

Deputy Clerk */s/ Michelle Zayas*



Tiffany Moore Russell, Clerk of Courts
Civil Division
425 N Orange Ave
Room 350
Orlando, Florida 32801

NOTICE TO PERSONS WITH DISABILITIES. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration at 425 N. Orange Avenue, Room 2130, Orlando, Florida 32801, telephone (407) 836-2303, within 2 working days of your receipt of this document. If you are hearing or voice impaired, call 1-800-955-8771.

NOTE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

IMPORTANTE

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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, podiese 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 Attorney". (Demandate o Abogado del Demanadante).

IMPORTANT

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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 deposer 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 deposer 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 deposer 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 Attorney". (Plaignant ou a son avocat) nomme ci-dessous.

By: /s/ Charles L. Eldredge, Jr., Esq.

Charles L. Eldredge, Jr., Esq.

Florida Bar No. 076474

Attorney for ROCK SPRINGS RIDGE
HOMEOWNERS ASSOCIATION, INC.

Larsen Slaten, PLLC

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EXHIBIT 2
NOTICE OF RFMP PROGRAM TO BE SERVED WITH SUMMONS

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

**A NOTICE FROM THE COURT REGARDING LAWSUITS TO FORECLOSE
MORTGAGES ON HOMES**

If you are being sued to foreclose the mortgage on your primary home and your home has a homestead exemption and if you are the person who borrowed the money for the mortgage or a residential lien foreclosure has been filed against you in which the plaintiff is a homeowner association, community association, or condominium association, you have a right to go to "mediation." At "mediation," you will meet with a Florida Supreme Court certified mediator appointed by the court and also a representative of the company suing you to see if you can work out an agreement to stop the foreclosure. **The mediator will not be allowed to give you legal advice or to give you an opinion about the lawsuit.** The mediator's job is to remain neutral and not take sides, but to give both sides a chance to talk to each other to see if an agreement can be reached to stop the foreclosure. If you and the company suing you come to an agreement, a settlement agreement will be written up and signed by you and the company suing you. With some limited exceptions, what each side says at the mediation is confidential and the judge will not know what was said at mediation.

To participate in mediation, you must contact the Program Manager by calling 407-515-4330 between 9:00 a.m. and 5:00 p.m., Monday through Friday. **Please call immediately if you may be interested in mediation to get more information about the program as there is a deadline to participate that expires approximately 40 days after the complaint is filed on your case.**

Representatives from the Orange County Bar Association Foreclosure Mediation Program will also try to contact you by phone and by mail. The homeowner's share of the mediation fee will be \$250.00 to participate in this mediation program and attend a mediation session. To participate in mediation, you will be asked later to provide financial information to the Program Manager so that information can be sent on your behalf to your lender. *You may talk to someone with the Orange County Bar Association about your mediation options and ask questions about the mediation process at no charge.*

The Program Manager will explain more about the mediation program to you when you call.

AS STATED IN THE SUMMONS SERVED ON YOU, YOU OR YOUR LAWYER MUST FILE WITH THE COURT A WRITTEN RESPONSE TO THE COMPLAINT TO FORECLOSE WITHIN 20 DAYS AFTER YOU WERE SERVED. YOU OR YOUR LAWYER MUST ALSO SEND A COPY OF YOUR WRITTEN RESPONSE TO THE PLAINTIFF'S ATTORNEY. YOU MUST TIMELY FILE A WRITTEN RESPONSE TO THE COMPLAINT EVEN IF YOU DECIDE TO PARTICIPATE IN MEDIATION. IF YOU FAIL TO TIMELY RESPOND TO THE COMPLAINT, THE FORECLOSURE WILL PROCEED AND A DEFAULT JUDGMENT MAY BE ENTERED AGAINST YOU. YOU WILL NOT BE ABLE TO REQUEST MEDIATION AT ANY POINT IF YOU FAIL TO RESPOND TO THE COMPLAINT.

Is/ Frederick J. Lauten

Chief Judge, Ninth Judicial Circuit

EXHIBITO 2
AVISO DE PROGRAMA RFMP PARA SER ENTREGADO CON SU ORDEN DE
COMPARECENCIA

EN LA CORTE CIRCUITO PARA EL NOVENO CIRCUITO JUDICIAL
EN Y PARA DEL CONDADO DE ORANGE DE LA FLORIDA

UN AVISO DE LA CORTE SOBRE DEMANDAS DE EJECUCION DE CASAS

Si usted esta siendo demandado y le van ha efectuar una ejecución hipotecaria en su casa de residencia; es la persona que solicito el prestamo para la hipoteca de su casa y tiene una excepci3n de casa, o se ha presentado una ejecución hipotecaria de embargo preventivo contra usted en la cual el demandante es una asociaci3n de propietarios, una asociaci3n comunitaria o una asociaci3n de condominios, --- tiene el derecho de solicitar una "mediaci3n". En una "mediaci3n," usted se reunira con un persona certi ficada por la Corte Suprema de la Florida y asignado por la corte. Esta persona tambien representa a la companfa que solicit3 la ejecución de su hipoteca para que usted y el demandante puedan llegar a un acuerdo y detener la ejecución hipotecaria. **El mediador no esta ra supuesto a dar asistencia legal o dar opinion acerca de la demanda.** El trabajo de! mediador es permanecer neutral y no estar de lado de ninguna de las dos partes, pero si, de darle a las dos partes la oportunidad de conversar entre ellos y de llegar a un acuerdo que posiblemente pueda detener la ejecución hipotecaria. Si ambas partes llegan a un acuerdo, este debe ser por escrito y firmando por la companfa que lo esta demandando y por el demandado. Con algunos li mites de excepciones, lo que cada parte diga en la mediaci3n es confidencial y el Juez no sabra que se dijo en la mediaci3n.

Para parti cipar en una rmediaci3n, usted necesitara contactar al Gerente del Programa al 407-515-4330 entre las 9:00 a.m. y 5:00 p.m., de Junes a viernes. **Por favor Hama r imed iatamen te i usted esta interesado en participar en una mediaci3n y de ea m\ informaci3n del programa. Usted solo tendril 40 dfa despuc de que la demanda fue regi trada en su ca o para elejir una mediaci3n.**

Representantes de el Programa de Mediacion de Ejecuci3nes Hipotecarias de la Asociaci3n de! Colegio de Abogados del Condado de Orange tambien tratara n de contactarlo vfa telefono o correo. El dueno de la propiedad sera responsable de pagar un cargo de \$250.00 por la mediaci3n, para participar en este programa y atender la sesi3n. Para parti cipar en mediaci3n, usted tend ra que proveer informaci3n financiera al Gerente del Programa, para que esta sea enviada al prestamista. *Usted podra hablar con alguien de la Asociaci3n del Colegio de Abogados de/ Condado de Orange sobre las opciones de su mediaci3n y pr eguntarle def proceso sin costo adicional.*

EL GERENTE DEL PROGRAMA LE EXPLICARA MAS DEL PROGRAMA DE MEDIACION CUANDO USTED LLAME. COMO ESTA DICHO EN SU DEMANDA, USTED O SU ABOGADO TIENEN 20 DIAS PARA ARCHIVAR EN LA CORTE UNA RESPUESTA A LA DEMANDA DE LA EJECUCION HIPOTECARIA REGISTRADO CONTRA USTED. USTED O SU ABOGADO NECESITARAN ENVIARLE UNA COPIA DE SU RESPUESTA AL ABOGADO DEL DEMANDANTE. USTED TENDRA. QUE ARCIUVAR UNA RESP E TA A LA UENUNCJ A DENTRO DE LA FECHA DE VENCIMJ,ENTO SI DESEA PARTJ.CIPAR EN MEDIACION. SI USTED FALLA EN RESPONDER A TIEMPO A LA DENUNCIA U FALLO DE INCUMPLIMIENTO PUEDE SER REGISTRADO CONTRA USTED. NO PODRA OLJCITAR UNA MEDIACION DE NINGUNA MANERA AL NO HABER RESPONDIDO A LA DEMANDA A TIEMPO.

Is/ Frederick J. Lauten
Juez Principal, Novena Circuito Judicial