

Priority: STANDARD**Field Sheet #2023047423**Received: 9/20/2023 at 4:50 pm
Court Date: Filed:**SERVE:****Home: Rosaura Virginia Hernandez, 860 Rear Sw 31th Avneue, Miami, FL 33135****SPECIAL INSTRUCTIONS:****Attempts**Server: **Christopher Mas**

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Actual Service Info

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Case Number: 2023-0103391-CC-05 Miami-Dade County

Plaintiff

Defendant

JULIANA ROBLES

RAFAEL AMARO ZELAYA GLAVEZ, ROSAU

Type of Writ: **Summons, Complaint for Removal of Tenant and Termination of Tenancy.**

I acknowledge receipt of the documents listed above and confirm that the within-named party is / is not in active military service. (To change, go to Setup>Misc Text>FS Acknowledgement.)

Signature of Recipient

IN THE COUNTY COURT IN AND
FOR MIAMI-DADE COUNTY,
FLORIDA

CASE NO: 2023-103391-CC-05

CIVIL DIVISION

JULIANA ROBLES,

Plaintiff,

vs.

S U M M O N S

RAFAEL AMARO ZELAYA GALVEZ,
ROSAURA VIRGINIA HERNANDEZ
AND ALL OTHERS IN POSSESSION

Defendants.

TO:

ROSAURA VIRGINIA HERNANDEZ
860 Rear S.W. 31 Ave..
MIAMI, FLORIDA 33135

PLEASE READ CAREFULLY

You are being sued by Juliana Robles to require you to move out of the place you are living in for the reasons in the attached complaint.

You are entitled to a trial on whether you can be required to move but you must do all of the things listed below. You must do them within FIVE (5) days (not including Saturday, Sunday or any legal holidays) after the date these papers were given to you or to a person who lives with you or were posted at your home.

THE THINGS YOU MUST DO ARE AS FOLLOWS:

1.) Write down the reasons, if any, why you think you should not be forced to move. The written reasons must be given to the Court Clerk at:

MIAMI-DADE COUNTY COURTHOUSE
73 West Flagler St, Room 138
Miami-Dade County, Florida 33130

2.) Mail or take a copy of your written reasons to:

Octavio Robles, Attorney at Law
3109 Grand Ave. #342
Miami, Florida 33133

3.) Give the Clerk the total amount of rent that is due. You must continue to deposit the rent with the Clerk each time it becomes due until the lawsuit is over. All payments to the Clerk go into the registry of the Court and must be tendered in cash, cashier's check or money order and must be accompanied by payment the Clerk's registry fees of 2% of the first \$500.00 deposited and 1% of any amount above \$500.00. Whether you win or lose the lawsuit, the Judge may pay this rent to the landlord.

4.) If you and the landlord do not agree on the amount of rent owed, you must give the Clerk the money you say you owe. Then, before the trial, you must ask the Judge to set up an evidentiary hearing to decide what amount should be given to the Court Clerk.

IF YOU DO NOT DO ALL OF THESE THINGS WITHIN 5 WORKING DAYS, YOU MAY
BE EVICTED WITHOUT A HEARING OR FURTHER NOTICE.

THE STATE OF FLORIDA:

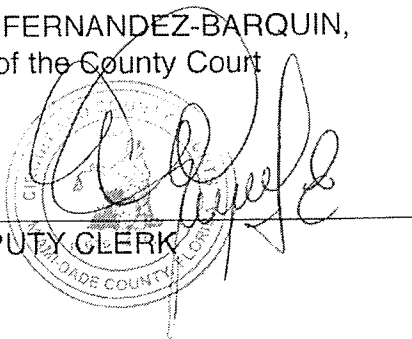
TO EACH SHERIFF OF THE STATE: You are commanded to serve this Summons and a copy of the Complaint in this lawsuit on the above named defendant(s).

DATED ON SEP 21 2023

JUAN FERNANDEZ-BARQUIN,
Clerk of the County Court

By: _____

DEPUTY CLERK



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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(s).

DATED ON SEP 21 2023

JUAN FERNANDEZ-BARQUIN,
Clerk of the County Court

By: *Mary J. Marshall*
DEPUTY CLERK

IN THE COUNTY COURT IN AND
FOR MIAMI-DADE COUNTY,
FLORIDA

CASE NO: 2023-103391-CC-05

CIVIL DIVISION

JULIANA ROBLES,

Plaintiff,

vs.

RAFAEL AMARO ZELAYA GALVEZ,
ROSAURA VIRGINIA HERNANDEZ
AND ALL OTHERS IN POSSESSION

Defendants.

_____ /

**COMPLAINT FOR REMOVAL OF TENANT
AND TERMINATION OF TENANCY**

COMES NOW the Plaintiff and sues the Defendants and alleges as follows:

- 1.) That this is an action for removal of tenant from real property in Miami-Dade County, Florida, as authorized by Florida Statute Section 83.59.

- 2.) That the Plaintiff is the Landlord and the Defendants are the tenants in possession of the following described property in Miami-Dade County, Florida:

860 Rear S.W. 31 Ave.

MIAMI, Florida 33135

3.) That the term of the rental agreement has expired by default in payment of rent and a three day notice in writing, requiring the payment of said rent or the possession of the premises has been duly served but Defendant refuses to do either, together with all persons claiming by, through or under the Defendant. Tenancy hereof is declared terminated. A copy of the said notice showing the date of service thereof and the amount of rent due as of the date of service, is attached to this Complaint, marked Plaintiff's Exhibit "A", and is made a part hereof; and

4.) That the said Defendants are over the age of Eighteen(18) years of age and are not on active duty with the Military Services of the United States of America or any of its allies nor has the Defendants served in that capacity since the institution of this action; and

5.) That Plaintiff is entitled to the Summary Procedure provided in Chapter 51 of the Florida Statutes.

WHEREFORE, Plaintiff demands Judgment for possession of the property, attorney's fees and costs.

/s/ Octavio Robles

Octavio Robles, Attorney at Law
FL BAR NO: 0388793
3109 GRAND AVE. #342
Miami, Florida 33133
(786) 515-4251
OctavioRoblesLaw@Gmail.com