

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT
IN AND FOR PALM BEACH COUNTY, FLORIDA

Case No. 2011 CA 0000 28 AJ

Hi Land Properties LLC
Plaintiff(s)

-VS-

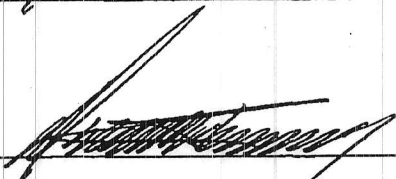
Shay Charles, all unknown Tenants
Defendant(s)

FILED
11 FEB - 3 PM 2:56
SHARON R. BOCK, CLERK
PALM BEACH COUNTY, FL
CIRCUIT CIVIL 4

MOTION FOR DEFAULT

Plaintiff moves for entry of default by the clerk against defendant, Shay Charles
and all UNKNOWN Tenants for failure to serve any
paper on the undersigned or file any paper as required by law.

Dated: 2/3/11


Signature

DEFAULT

A default is entered in this action against the defendant named in the foregoing motion for failure to serve or file any paper as required by law.

Dated: _____

Sharon R. Bock, Clerk & Comptroller

By: _____

As Deputy Clerk

IN THE CIRCUIT COURT OF THE
FIFTEENTH JUDICIAL CIRCUIT IN
AND FOR PALM BEACH COUNTY,
FLORIDA

Case Number: 502011CA000028XXXXMB

Division: AJ

HI-LAND PROPERTIES LLC

Plaintiff(s),

-VS-

SHAY CHARLES

Defendant(s),

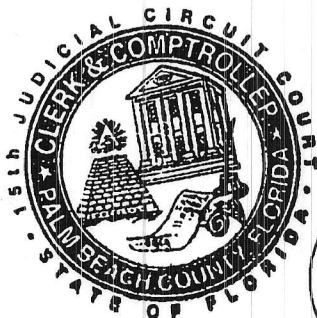
DEFAULT

A default is entered in the above styled cause against:

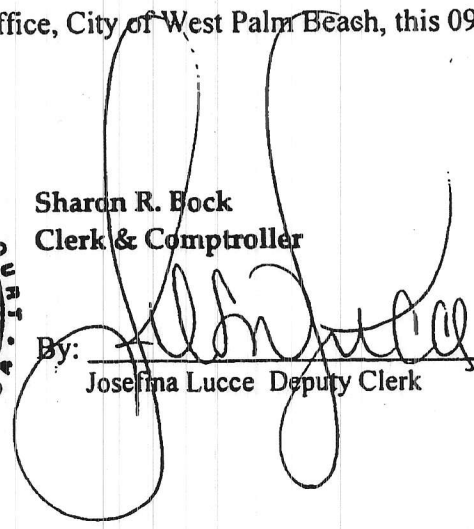
SHAY CHARLES

for failure to serve a pleading at the time required by law.

DONE AND ORDERED at the Clerk's Office, City of West Palm Beach, this 09th day of
FEBRUARY, 2011.



Sharon R. Bock
Clerk & Comptroller

By: 
Josefina Luce Deputy Clerk

Copies furnished to:

NO ENVELOPE

FILED
11 FEB -9 AM 11:01
SHARON R. BOCK, CLERK
PALM BEACH COUNTY, FL
CIRCUIT CIVIL 7

- | | |
|--|--|
| ☐ Constitutional challenge—proposed amendment | ☐ Libel/Slander |
| ☐ Corporate trusts | ☐ Shareholder derivative action |
| ☐ Discrimination—employment or other | ☐ Securities litigation |
| ☐ Insurance claims | ☐ Trade secrets |
| ☐ Intellectual property | ☐ Trust litigation |

III. REMEDIES SOUGHT (check all that apply):

- ☐ monetary;
☒ nonmonetary declaratory or injunctive relief;
☒ punitive

IV. NUMBER OF CAUSES OF ACTION: ☒
(specify) Ejectment

V. IS THIS CASE A CLASS ACTION LAWSUIT?

- ☐ yes
☒ no

VI. HAS NOTICE OF ANY KNOWN RELATED CASE BEEN FILED?

- ☒ no
☐ yes If "yes," list all related cases by name, case number, and court.

VII. IS JURY TRIAL DEMANDED IN COMPLAINT?

- ☐ yes
☒ no

I CERTIFY that the information I have provided in this cover sheet is accurate to the best of my knowledge and belief.

Signature

Don Cameron
Attorney or party

Fla. Bar # _____

(Bar # if attorney)

Don Cameron, President

(type or print name)

Hi-Land Properties, LLC

Date _____

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT,
IN AND FOR PALM BEACH COUNTY, FLORIDA

CASE NO: _____
DIVISION: _____

50 2011 CA 00 0028 XXXX HB

Hi-Land Properties LLC
PLAINTIFF(S)

VS.

Shay Charles, all unknown Tenants
DEFENDANT(S)

SUMMONS
(PERSONAL SERVICE ON A NATURAL PERSON)

FILED
11 JAN -3 PM 3:27
CLERK
PALM BEACH COUNTY, FL
CIRCUIT CIVIL 4

TO DEFENDANT(S):

ALTERNATE ADDRESS:

Shay Charles

5840 Sunpoint Circle 53
Boynton Beach, FL 33437

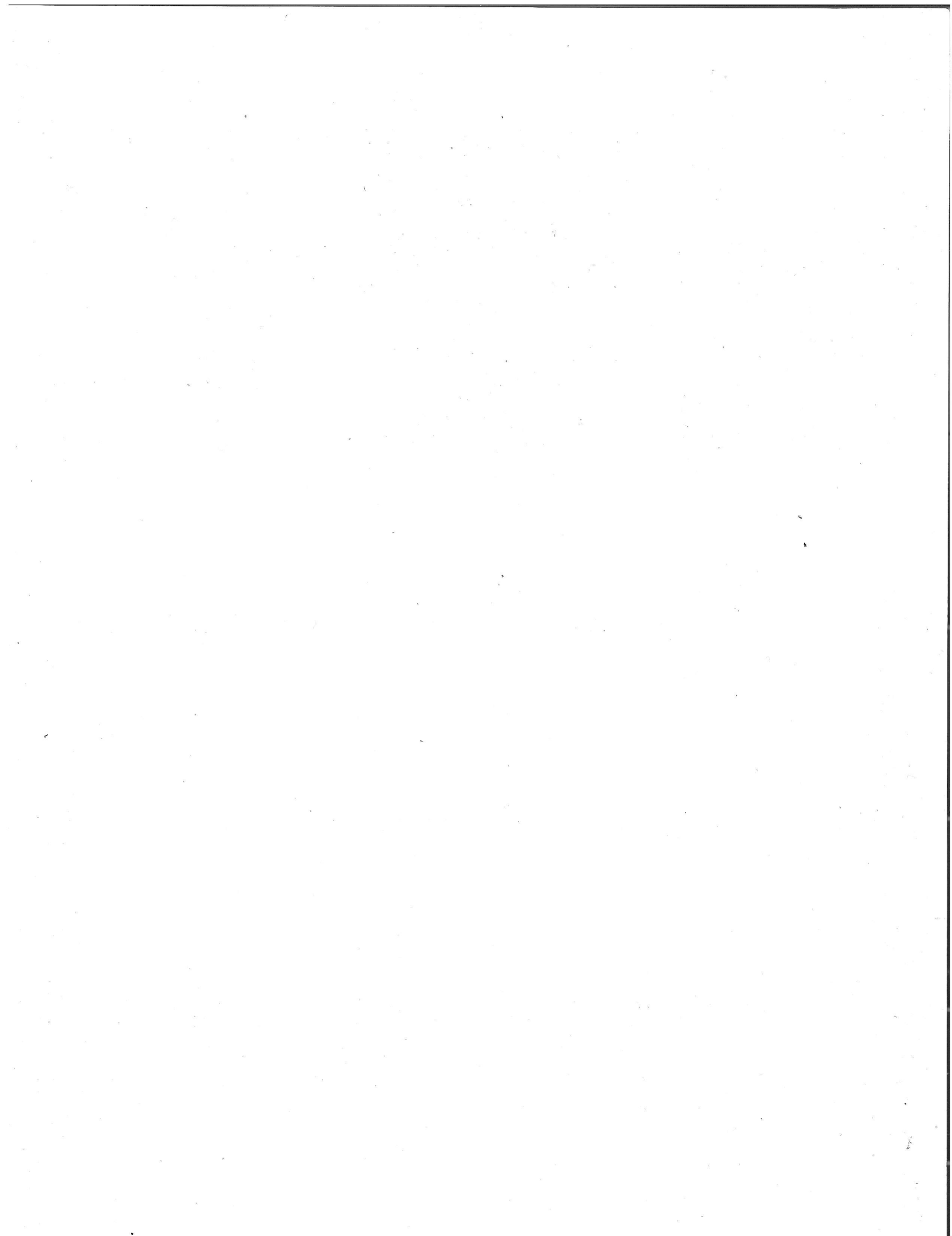
All Unknown Tenants

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 WITH THE CLERK OF THIS COURT. A PHONE CALL WILL NOT PROTECT YOU. YOUR WRITTEN RESPONSE, INCLUDING THE CASE NUMBER GIVEN ABOVE AND THE NAMES OF THE PARTIES, MUST BE FILED IF YOU WANT THE COURT TO HEAR YOUR SIDE OF THE 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 COPY OF YOUR WRITTEN RESPONSE TO THE PLAINTIFF OR PLAINTIFF(S) ATTORNEY NAMED BELOW:

Hi-Land Properties LLC c/o Don Cameron
5644 Corporate Way
West Palm Beach, FL 33407



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"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 Krista Garber, Americans with Disabilities Act Coordinator, Palm Beach County Courthouse, 205 North Dixie Highway West Palm Beach, Florida 33401; telephone number (561) 355-4380 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711."

IMPORTANTE

USTED HA SIDO DEMANDADO LEGALMENTE. TIENE 20 DIAS CONTADOS A PARTIR DEL RECIBO DE ESTA NOTIFICACION PARA CONTESTAR POR ESCRITO LA DEMANDA ADJUNTA 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. 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 DENOMINADO ABAJO COMO PLAINTIFF/PLAINTIFF(S) ATTORNEY (DEMANDANTE O ABOGADO DEL DEMANDANTE):

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Krista Garber, 205 N. Dixie Highway, West Palm Beach, Florida 33401; teléfono número (561) 355-4380, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

IMPORTANT

DES POURSUITES JUDICIAIRES ONT ETE ENTREPRISES CONTRE VOUS. VOUS AVEZ 20 JOURS CONSECUTIFS A PARTIR DE LA DATE DE L'ASSIGNATION DE CETTE CITATION POUR DEPOSER UNE REPONSE ECRITE A LA PLAINTIE 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'AVOCATS OU A UN BUREAU D'ASSISTANCE JURIDIQUE (FIGURANT A L'ANNUAIRE DE TELEPHONES).

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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 DE VOTRE REPONSE ECRITE AU PLAINTIFF/PLAINTIFF(S) ATTORNEY@ (PLAIGNANT OU A SON AVOCAT) NOMME CI-DESSOUS:

CREOLE

“Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Krista Garber, kòdonatè pwogram Lwa pou ameriken ki Enfim yo nan Tribinal Konte Palm Beach la ki nan 205 North Dixie Highway, West Palm Beach, Florida 33401; telefòn li se (561) 355-4380 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.”

FRENCH

“Si vous êtes une personne avec une infirmité nécessitant un arrangement quelconque pour participer à cette procédure, vous avez le droit gratuit aux provisions d'une assistance particulière. Contactez s'il vous plaît Krista Garber, Coordonnatrice de la Loi pour les Américains avec Infirmité, au Tribunal de West Palm Beach à l'adresse 205 North Dixie Highway, West Palm Beach Florida 33401; au numéro (561) 355-4380 au moins 7 jours avant votre comparution fixée devant la Cour de justice, ou tout de suite, sur la réception de cette notification si le temps de votre comparution fixée devant la Cour est moins de 7 jours; si vous êtes sourd ou muet, appelez au 711. “

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: _____

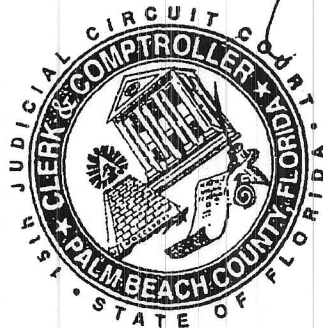
JAN 03 2011

Sharon R. Bock,
Clerk of the Circuit Court

BY _____

AS DEPUTY CLERK

KRISTIN BUTLER



SHARON R. BOCK
Clerk & Comptroller
P.O. Box 4037
West Palm Beach, Florida
33402-4667

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT,
IN AND FOR PALM BEACH COUNTY, FLORIDA

50 2011 CA 00 0028 XXXX MB

Case No: _____

Division: _____

Hi-Land Properties LLC

Plaintiff(s)

Vs.

Shay Charles, and all Unknown Tenants

Defendant(s)

VERIFIED COMPLAINT FOR EJECTMENT FROM REAL ESTATE

COMES NOW, the Plaintiff, Hi-Land Properties LLC, sues Defendant(s), Shay Charles and all Unknown Tenants and states as follows:

1. This is an action to recover possession of real property located in Palm Beach County, Florida.
2. This is an action for ejectment.
3. Defendant(s) Shay Charles, and all Unknown Tenants, is (are) in possession of the following real property in the County (describe property, i.e. legal description):
5840 Sunpoint Circle
Boynton Beach, FL 33437
4. The Defendant(s) are acquaintances of the Plaintiff, and have been residing at the above described property belonging to the Plaintiff since December 2010.
5. The Defendant(s) are presently residing at said property without the consent of the Plaintiff and against the Plaintiff's wishes.
6. The Defendant(s) have no legal right to possession of said property.
7. The Plaintiff is the owner of the real property located at: 5840 Sunpoint Circle
Boynton Beach, FL 33437 in Palm Beach County, to which Plaintiff claims title as shown by the attached statement of Plaintiff's chain of title.
8. Defendant(s) refuses to deliver possession of the property to Plaintiff or pay Plaintiff the profits from it.
9. The Plaintiff has repeatedly requested the Defendant(s) to leave the premises and the Defendant(s) have refused to do so.

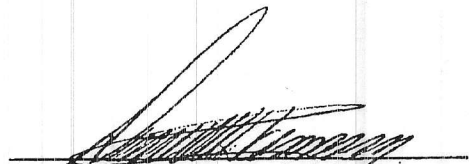
WHEREFORE Plaintiff demands judgment for possession of the property and damages against Defendant.

☒ A statement of Plaintiff's chain of title must be attached.

I understand that I am swearing or affirming under oath to the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement includes fines and/or imprisonment.

Date:

1/3/11


Signature of Party

Don Cameron, President, Hi-Land Properties LLC

Print Name

Address: 5644 Corporate Way

City, State, Zip: West Palm Bch, FL 33407

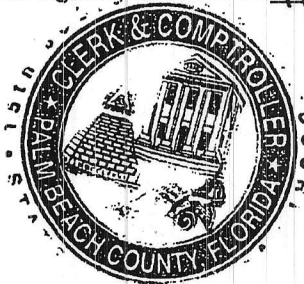
Telephone No: 561-472-1846

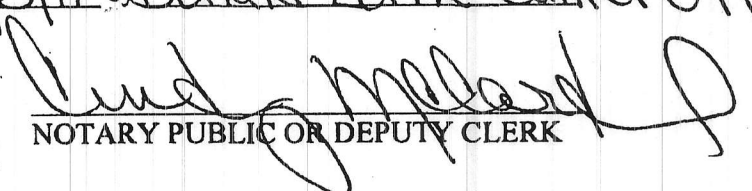
Fax No: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

Sworn to or affirmed and signed before me on

1/3/11 by Donald Lorne Cameron




NOTARY PUBLIC OR DEPUTY CLERK

[Print, type or stamp commissioned name of Notary or Clerk]

☒ Personally known

☒ Produced identification

Type of identification produced: FWOL

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THIS INSTRUMENT PREPARED BY AND RETURN TO:

AFFINITY TITLE SERVICES INC
8198 S JOG RD
BOYNTON BEACH FL 33472.

Property Appraisers Parcel Identification (Folio) Numbers:
Grantee SS #:

11/8 15807

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 10th day of December, 2010 by JOAN M KOPINS, A SINGLE WOMAN, herein called the grantor, to HI-LAND PROPERTIES, LLC A FLORIDA, LIMITED LIABILITY COMPANY, whose post office address is 5644 CORPORATE WAY, WEST PALM BEACH, FL 33407, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

LOT 152, OF SUN VALLEY, II, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 56, PAGE 128

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Donald L. Cameron

Witness #1 Printed Name

Witness #2 Signature

Michael E. Kennedy

Witness #2 Printed Name

JOAN M KOPINS

4400 N OCEAN BLVD, DELRAY BEACH, FL 33483

4400 N OCEAN BLVD, DELRAY BEACH, FL 33483

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10th day of December, 2010 by JOAN M KOPINS who is personally known to me or has produced _____ as identification.

SEAL

NOTARY PUBLIC-STATE OF FLORIDA
Michael E. Kennedy
Commission # DD902722
Expires: AUG. 13, 2013
BONDED THRU ATLANTIC BONDING CO, INC.

Notary Public

Michael E. Kennedy
Printed Notary Name

IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT,
IN AND FOR PALM BEACH COUNTY, FLORIDA

50 2011 CA 00 0028XXXX NB

Case No: _____
Division: _____

Hi-Land Properties LLC
Plaintiff(s),

-VS-

Shay Charles, all unknown tenants
Defendant(s).

AFFIDAVIT OF MILITARY STATUS

STATE OF FLORIDA

COUNTY OF PALM BEACH

Don Cameron as President of Hi-Land Properties LLC
[Name of affiant], being first duly sworn according to law by the

undersigned authority, states to the Court as follows:

1. Affiant is the Plaintiff [specify, e.g. attorney of record for the
Defendants (specify moving party, e.g., Plaintiff in the above-entitled
action)].

2. CHOOSE ONE OF THE FOLLOWING:

☒ a. State facts showing that the defaulting party is NOT in the military service, such as
an admission by the defaulting party or letters from the various military services denying
knowledge of the party:

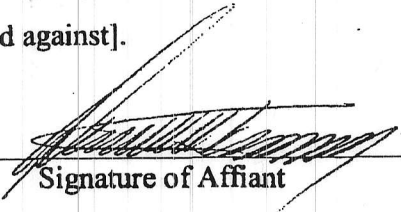
Plaintiff has personal knowledge through inquiry that
Defendants are not in military

- OR -

b. {Name} _____ [specify defaulting party, e.g., Defendant], IS a person in the military of the United States in that () he or () she is

[specify, e.g., a member of the Army of the United States or a member of the United States Navy or a member of the Marine Corps or a member of the Coast Guard or an officer of the Public Health Service detailed by proper authority for duty with the _____
_____(specify, either: Army or Navy) or a person being trained or educated under the supervisor of the United States for induction into _____ (specify either; the Army of the United States or the United States Navy or the Marine Corps or the Coast Guard)].

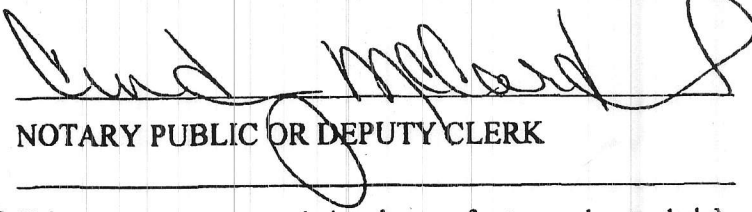
3. All of the statements made herein are within the personal knowledge of affiant, are true and correct, and are made in support of the application by Plaintiff
[specify moving party, e.g., Plaintiff] for entry of a default judgment against Defendants [specify party moved against].


Signature of Affiant

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of January, 2011,
by Donald Lorne Cameron (name of person acknowledging)
who is personally known to me or who has produced as identification FLDC
and who did (did not) take an oath.




NOTARY PUBLIC OR DEPUTY CLERK

[Print, type, or stamp commissioned name of notary or deputy clerk.]

Personally known
Produced identification
Type of identification produced: FLDC