

Filing # 205918259 E-Filed 08/30/2024 10:01:28 AM

IN THE COUNTY COURT, IN AND FOR  
DUVAL COUNTY, FLORIDACASE NUMBER:  
DIVISION:FPI MANAGEMENT AS MANAGER  
FOR SONOMA SOUTHSIDE,

Plaintiff,

-VS-

JA-NEISHA WALKER,

Defendant(s).

**COMPLAINT TO EVICT TENANT**

The Plaintiff sues the Defendant(s) and alleges:

1. This is an action to evict a person from real property in Duval County, Florida.
2. Plaintiff is the Agent/Manager of the owner and acting on said person's behalf of the property that is the subject of this action which is located at:

**7740 SOUTHSIDE BOULEVARD #1603**  
**JACKSONVILLE, FLORIDA, 32256**

Further, see *Arcos v. Laramar*, Case Number 2019-AP-10, in Duval County, Florida

3. The Defendant(s) has/have possession of said property under an oral agreement to pay rent of \$1450, monthly (which may or may not include concessions given), on the first day of each month.
4. The Defendant(s) failed to pay rent due on JUNE THROUGH AUGUST.
5. The Plaintiff served the Defendant(s) with a notice on 8/15/2024 to pay rent or deliver possession of said property; however, Defendant(s) has/have failed to do either.
6. The Plaintiff files this complaint with permission of the owner of the property.
7. The Plaintiff has obligated itself to pay their attorney a reasonable fee for the bringing of this action. Both Florida Law and the lease agreement require that the tenants/Defendant(s) reimburse the Plaintiff for attorney fees and Court costs expended in this matter.

**WHEREFORE**, Plaintiff demands judgment for possession of the property, reimbursement for attorney fees and court costs and for such other further relief as the Court may deem appropriate.

Is\ Dale G. Westling, Sr.  
Dale G. Westling Sr., PA  
Florida Bar #: 203262  
437 East Monroe Street, Suite 300  
Jacksonville, Florida 32202  
(904) 356-2341  
[pleadings@dalewestling.com](mailto:pleadings@dalewestling.com)

# THREE DAYS NOTICE

DATE: August 15, 2024

TO: Ja-nelsha Walker

**AND ALL OTHERS IN POSSESSION OF  
7740 SOUTHSIDE BLVD #1603, JACKSONVILLE, FL 32256  
and located in Duval County, Florida.**

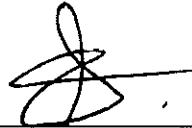
You are hereby notified that you are indebted to Sonoma Southside in the sum of \$4,674.39 for the rent as designated in the rental agreement and for use of the premises described above and now occupied by you as a result of your failure to pay such rent for the following month(s):

August.

Sonoma Southside demands payment of the rent or possession of the premises within three (3) days (excluding Saturdays, Sundays, and legal holidays) from the date of delivery of this notice. **To Wit: on or before the 20th day of August, 2024.**

This notice is given to you pursuant to Florida Statutes Chapter 83.56 (3). Your failure to comply with this notice may result in eviction proceedings being filed against you pursuant to Florida Statutes Chapter 83.

**PLEASE BE GOVERNED ACCORDINGLY**



(Authorized Representative)

8/15/24

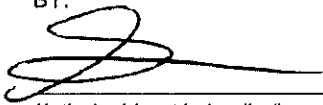
Date

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of:

- This notice was served personally.
- The person(s) were absent from his/her last usual place of residence, and this notice was delivered and posted at the residence/address referenced above.

BY:



(Authorized Agent for Landlord)

8/15/24

Date

Landlord: Sonoma Southside  
Address: 7740 Southside Blvd, Apt 703, Jacksonville, FL 32256  
Telephone: (904) 646-1000

### IMPORTANT NOTICE:

In accordance with recent guidance provided by The Consumer Financial Protection Bureau because of the global COVID-19 pandemic, you may be eligible for temporary protection from eviction under Federal law. Learn the steps you should take now:

- Visit [www.cfpb.gov/eviction](http://www.cfpb.gov/eviction)
- Or call a housing counselor at 800-569-4287