

Filing # 146816874 E-Filed 03/31/2022 02:48:41 PM

IN THE COUNTY COURT FOR PALM BEACH COUNTY,  
FLORIDA

SFR XII Miami Owner 1, LP as successor in interest of  
MIA Real Rentals II LLC

Plaintiff,

vs.

Nelson Charles and Mirela Charles

AND ALL OTHERS IN POSSESSION  
Defendants.

Case No: \_\_\_\_\_

Division: Civil-Landlord/Tenant

**COMPLAINT FOR TENANT EVICTION**

COMES NOW SFR XII Miami Owner 1, LP as successor in interest of MIA Real Rentals II LLC, hereinafter ("Plaintiff"), and brings action against, Nelson Charles and Mirela Charles, hereinafter ("Defendants") and alleges as follows:

1. This is an action to evict tenants from real property in Palm Beach County, Florida.
2. Plaintiff SFR XII Miami Owner 1, LP purchased the property from MIA Real Rentals II LLC, on December 29, 2021, and became the successor in interest and the new landlord. See Special Warranty Deed attached.
3. Plaintiff is the Landlord and Defendants are the tenants of the following described real property in the said county, 7388 Willow Spring Cir E a/k/a 7388 Willow Springs Cir E, Boynton Beach a/k/a Lake Worth, FL 33436
4. Defendants have possession of the property under a written agreement (a copy of the written agreement is attached to this complaint) to pay rent at \$2,500.00 per month.
5. Defendants failed to pay the full rent amount due under the rental agreement.
6. Plaintiff served Defendants with a written notice on March 16, 2022 to pay the outstanding rent of \$2,500.00 or deliver possession, but Defendants refuse to do either. A copy of the notice is attached to this complaint.
7. Plaintiff has not received payment since notice was delivered to Defendants.
8. Plaintiff has retained the law firm of Kelley & Grant, P.A., and is obligated to pay said firm reasonable legal fees to enforce said rights. Plaintiff is entitled to an award of costs and reasonable attorney's fees pursuant to Florida Statutes § 83.48.

**WHEREFORE**, Plaintiff respectfully demands judgment for possession of the property against Defendants, costs, and reasonable attorney fees for this matter, and that the Court order such further relief this Court deems just and proper.

/S/ Jeron Kelley  
Jeron Kelley, Esq., FL Bar # 544191  
Kelley & Grant, PA  
370 Camino Gardens Blvd., Suite 301  
Boca Raton, FL 33432  
1-877-871-8300  
Fax: 1-877-838-2912

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE  
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Melanie Micale  
RTR Title  
189 South Orange Avenue  
Suite 840S  
Orlando, FL 32801  
Property Appraisers Parcel Identification (Folio) Numbers:  
See Exhibit A

## ***SPECIAL WARRANTY DEED***

Space Above This Line For Recording Data

***THIS SPECIAL WARRANTY DEED***, made and executed the 29 day of December, 2021 by MIA Real Rentals II, LLC, a Florida limited liability company, having its principal place of business at 5301 North Federal Highway, Suite 190, Boca Raton, FL 33487, herein called the grantor, to SFR XII Miami Owner 1, L.P., a Delaware limited partnership, whose post office address is: 9200 East Hampton Drive, Capitol Heights, MD 20743, 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:

See Exhibit A

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

**\*\*THIS IS NOT NOW NOR EVER HAS BEEN THE CONSTITUTIONAL HOMESTEAD PROPERTY OF THE GRANTOR OR HIS SPOUSE, NOR CONTIGUOUS THERETO\*\***

***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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

**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

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

**MIA Real Rentals II, LLC**  
**By: MIA Real Holdings, LLC**

By: Avi Stern, Chief Executive Manager

**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ( ) online notarization this 28 day of December, 2021, by Avi Stern, Chief Executive Manager of MIA Real Rentals II, LLC.

Signature of Notary Public

Print, Type/Stamp Name of Notary



**MELANIE BARTEL**  
Commission # HH 077901  
Expires April 4, 2025  
Bonded Thru Budget Notary Services

Personally Known: ☒ OR Produced Identification: ☐

Type of Identification

Produced: \_\_\_\_\_

Parcel 1:

207 Bayberry Dr

LOTS 49, 50, 51, 52 AND 53, BLOCK 72, LAKE WORTH (FORMERLY KELSEY CITY), ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

36-43-42-20-01-072-0490

Parcel 2:

511 Independence Rd

LOTS 24, 25 AND 26, BLOCK 24, COLONIAL ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE(S) 12, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

74-43-44-04-04-024-0240

Parcel 3:

2746 Oklahoma St

LOT 1, BLOCK 18, PALM ACRES ESTATES, ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

00-43-44-05-09-018-0010

Parcel 4:

1020 Dogwood Rd

LOT 7, BLOCK 20, PLAT NO. 6 OF GOLFVIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

00-42-43-25-08-020-0070

Parcel 5:

201 Huron Pl

LOT 22, BLOCK 2, PALM BEACH LAKES SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGES 96 AND 97, OF THE PUBLIC RECORDS OF PALMBEACH COUNTY, FLORIDA.

74-43-43-19-02-002-0220

Parcel 6:

821 Aspen Rd

LOT 15, BLOCK 13, PLAT NO. 2 OF GOLF VIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 222, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

00-43-43-30-15-013-0150

Parcel 7:

2344 Robin Rd

LOT 5, BLOCK 35 OF PLAT NO. 8 OF GOLFVIEW HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE(S) 103, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

00-42-43-25-09-035-0050

Parcel 8:

271 NW 16th Ct

LOT 16, BLOCK 41, ROLLING GREEN RIDGE FIRST ADDITION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 223 THROUGH 226, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

08-43-45-16-01-041-0160

Parcel 9:

421 SW 5th Ave

LOT 11, FOREST PARK HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

08-43-45-28-25-000-0110

Parcel 10:

319 SW 9th Ave

THE EAST 10 FEET OF LOT 39, ALL OF LOTS 40 AND 41, AND THE WEST 5 FEET OF LOT 42, BLOCK 8, MCDONALD PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 12 PAGE 69 AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA

08-43-45-28-22-008-0391

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