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**IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT
IN AND FOR DUVAL COUNTY, STATE OF FLORIDA
CIVIL DIVISION**

**RAMCO JACKSONVILLE, LLC,
a Delaware limited liability company,**

Plaintiff,

**CASE NO.: 16-2010-CA-005259
DIVISION: CV-F**

vs.

**SUGARMAMAS FLORIST, LLC, a
Florida limited liability company,
SHARON M. HANSEN; DONALD
HANSEN and FRANCES JOAN ROSS,**

Defendants.



**MOTION FOR FINAL DEFAULT JUDGMENT OF POSSESSION
AS TO COUNT I (EVICTION)**

Plaintiff, RAMCO JACKSONVILLE, LLC (“**Landlord**”), through undersigned counsel Adams and Reese LLP and pursuant to Florida Rule of Civil Procedure 1.500(e), moves this Court for a Final Default Judgment as to Count I against defendant, SUGARMAMAS FLORIST, LLC (“**Tenant**”) for failure to plead or otherwise defend Landlord’s Complaint as required, and in support thereof states as follows:

1. This case involves a lease (the “**Lease**”) for commercial property located at the retail shopping center development known as River City Marketplace in Duval County, Florida (the “**Premises**”).
2. On or about April 23, 2010, Landlord filed its Complaint alleging three counts relating to the Lease and the Premises: Count I alleges Eviction against Tenant and seeks judgment awarding possession to Landlord, as well as costs, attorney’s fees and expenses.

3. On April 24, 2010, Tenant was duly served with a copy of the Complaint by service of process. A true and correct copy of the Return of Service is attached hereto as **Exhibit A**.

4. Accordingly, pursuant to Florida Statute sections 83.21 and Florida Statute section 51.011, Tenant had until April 29, 2010 to file its response to Count I of the Complaint.

5. On or about May 11, 2010, a Clerk's Default as to Count I (Eviction) was entered against Tenant. A true and correct copy of the Clerk's Default is attached hereto as **Exhibit B**.

6. Pursuant to Fla. R. Civ. P. 1.500(e), a final judgment after default may be entered at any time where none of the exceptions to the rule exist. In this case, there are no exceptions to the rule precluding Final Default Judgment of Possession against Tenant.

7. Tenant has failed entirely to defend this case or deposit the overdue rent into the registry of the Court as required by Florida Statute section 83.232, which is grounds alone for entering the requested default judgment against Tenant.

8. Landlord is entitled to and requests attorneys' fees, costs, and expenses against Tenant incurred by Landlord in connection with this eviction action pursuant to the Lease. A true and correct copy of the Lease was attached to the Complaint as Exhibit A. The amount of attorneys' fees, costs, and expenses shall be established at a later date.

WHEREFORE, plaintiff RAMCO JACKSONVILLE, LLC respectfully requests that this Court enter Final Default Judgment as to Count I against defendant SUGARMAMAS FLORIST, LLC, and:

a. that the tenancy of Tenant and any right of Tenant to occupy the leasehold described herein as the Premises is terminated;

- b. that the Clerk of the Court shall enter a Writ of Possession pursuant to Florida Statute section 83.241, directing the Duval County Sheriff to deliver possession of the Premises to Landlord and to dispossess said Tenant, together with Tenant's personal property, from the Premises, forever dispossessing and barring from entry onto the Premises forevermore;
- c. that possession of the Premises is awarded to Landlord; and
- d. for such other further relief as may be necessary.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished by U.S. Mail on this 13th day of May, 2010 to: **Sugarmamas Florist, LLC**, c/o Sharon M. Hansen, Registered Agent, 15127 Cape Drive South, Jacksonville, FL 32226; **Sharon M. Hansen**, 15127 Cape Drive South, Jacksonville, FL 32226; **Donald Hansen**, 15127 Cape Drive South, Jacksonville, FL 32226; and **Frances Joan Ross**, 15127 Cape Drive South, Jacksonville, FL 32226.



Eric J. Partlow, Esq.
Florida Bar No. 0556531
ADAMS AND REESE LLP
401 E. Jackson Street, Suite 2600
Tampa, FL 33602
(813) 402-2880; Fax: (813) 402-2887
Attorneys for Plaintiff

RETURN OF SERVICE

State of Florida

County of Duval

Circuit Court

Case Number: 10-CA-5259 DIV. CV-F

Plaintiff:

RAMCO JACKSONVILLE, LLC., A DELWARE LIMITED LIABILITY COMPANY,

vs.

Defendant(s):

SUGARMAMAS FLORIST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SHARON M. HANSEN; DONALD HANSEN AND FRANCES JOAN ROSS,

COPY

For:

Eric J. Partlow, Esquire
ADAMS AND REESE LLP
401 E. Jackson Street
Suite 2600
Tampa, FL 33602

Received by M & M Process, Inc. on the 22nd day of April, 2010 at 2:17 pm to be served on **SUGARMAMAS FLORIST, LLC C/O SHARON M. HANSEN, REGISTERED AGENT, 15127 CAPE DRIVE SOUTH, JACKSONVILLE, FL 32226.**

I, Cindy Brown-Rexrode, do hereby affirm that on the **24th day of April, 2010 at 9:20 am, I:**

Served the within named corporation by delivering a true copy of the **COUNT I SUMMONS FOR NON-RESIDENTIAL EVICTION AND COMPLAINT WITH EXHIBITS** with the date and hour of service endorsed thereon by me to Sharon M. Hansen as **Registered Agent** of the within named corporation, in compliance with State Statutes.

Military Status: Based upon inquiry of party served, defendant is not in the Military Service of the United States.

Additional Information pertaining to this Service:

Service was effected at additional address for Ms. Hansen's place of employment located at 840 Nautica Drive, Jacksonville, FL, 32218.

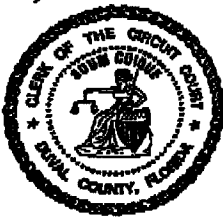
I certify that I am over the age of 18, have no interest in the above action and am a Special Process Server in good standing in the jurisdiction in which the process was served. Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. F.S. 92.525(2).



Cindy Brown-Rexrode

Cindy Brown-Rexrode
Special Process Server #253

M & M Process, Inc.
9140 Golfside Dr.
Suite 2s
Jacksonville, FL 32256
(904) 737-5494
Our Job Serial Number: 2010001542



JIM FULLER
Clerk of the Circuit Court

RAMCO JACKSONVILLE, LLC,

vs.

Plaintiff(s)

SUGARMAMAS FLORIST, LLC,

Defendant(s)

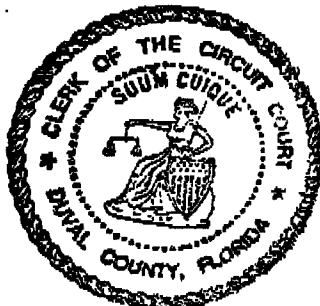
DEFAULT (AS to Count 1)

The defendant(s) named below having been duly served with summons or by publication, and having failed to serve or file an answer or motion within the time prescribed by law, and plaintiff having filed affidavit of non-military service (if applicable), and having applied for default, a default is hereby entered against the defendant(s):

SUGARMAMAS FLORIST, LLC.

Jacksonville, Florida, this MAY 11, 2010

(Court Seal)



JIM FULLER
CLERK OF THE CIRCUIT COURT

JESSICA CREECH

By: JESSICA CREECH

Deputy Clerk

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