

**AFFIDAVIT OF SERVICE**

State of Florida

County of Polk

County Court

Case Number: 2023CC-002589



ALR2023008523

Plaintiff:  
**PROGRESS RESIDENTIAL BORROWER 1, LLC, ET AL.**

vs.

Defendant:  
**STEPHANIE MARQUEZ, ET AL.**

For:  
MARK R. LIPPMAN, ESQ.  
LIPPMAN LAW OFFICES, P.A.  
P.O. BOX 547756  
ORLANDO, FL 32804-7756

Received by ROBERT WILLIAMS on the 26th day of April, 2023 at 9:20 am to be served on **STEPHANIE MARQUEZ, 417 HALSTEAD DR., DAVENPORT, FL 33897.**

I, ROBERT WILLIAMS, being duly sworn, depose and say that on the **1st day of May, 2023 at 1:57 pm, I:**

**POSTED - RESIDENTIAL:** attached a true copy of the **EVICITION SUMMONS-RESIDENTIAL AND COMPLAINT FOR EVICTION WITH EXHIBITS** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property at the address of: **417 HALSTEAD DR., DAVENPORT, FL 33897** after making two attempts, not less than six hours apart. The first attempt was on **4/28/2023 at 5:49 pm** and a second attempt of service on **4/29/2023 at 1:29 pm.**


I do hereby certify that I have no interest in the above action, that I am over the age of eighteen, and that I am a Certified Process Server in the circuit in which process was served/non-served.

Sworn to or affirmed and signed before me on the 3rd day of May, 2023 by means of physical presence, by the affiant who is personally known to me.

  
NOTARY PUBLIC



Ashley Taylor  
Notary Public  
State of Florida  
Comm# GG987859  
Expires 5/12/2024

  
\_\_\_\_\_  
**ROBERT WILLIAMS**  
License #CA-835

**ACER LEGAL RESOURCES, INC.**  
4401 E. Colonial Dr.  
#204F  
Orlando, FL 32803  
(407) 895-5200

Our Job Serial Number: ALR-2023008523  
Ref: CSS-408362

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY, FLORIDA

PROGRESS RESIDENTIAL BORROWER 1,  
LLC, a Delaware Limited Liability Company,  
Plaintiff,

v.

CASE NO.:

STEPHANIE MARQUEZ,  
ELIZABETH SANTOS, and  
UNKNOWN TENANT(S) IN POSSESSION,  
Defendants.

5/11/23 @ 1:57 PM  
Polk with  
CA835

**EVICTIION SUMMONS – RESIDENTIAL**

TO: STEPHANIE MARQUEZ  
417 HALSTEAD DR.  
DAVENPORT, FL 33897

**PLEASE READ CAREFULLY**

YOU ARE BEING SUED BY: PROGRESS RESIDENTIALBORROWER 1, LLC, a Delaware Limited Liability Company, to require you to move out of the place where you are living for the reasons given in the attached complaint.

You are entitled to a trial to determine whether you can be required to move, but you MUST do ALL of the things listed below. You must do them within 5 days (not including Saturday, Sunday, or any legal holiday) 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. You must write down the reason(s) in English why you think you should not be forced to move. The written reason(s) must be given to the clerk of the court at any one of the following Polk County locations:

- Polk County Courthouse, 255 N. Broadway, Drawer CC12, P.O. Box 9000, Bartow, FL 33831
- Lakeland Government Center, 930 E. Parker St., Room 240, Lakeland, FL 33801
- Northeast Polk County Government Center, 3425 Lake Alfred Road - #7 Gill Jones Center, Winter Haven, FL 33881

2. You must mail or give a copy of your written reason(s) to: Mark R. Lippman, Esq., Lippman Law Offices, P.A., Plaintiff/Plaintiff's Attorney, whose address is: 4767 New Broad Street, Orlando,

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Florida 32814 and/or Filings@fllopa.com.

3. **You must** pay to the clerk of the court the amount of rent that the attached complaint claims to be due and any rent that becomes due until the lawsuit is over. If you believe that the amount claimed in the complaint is incorrect, you should file with the clerk of the court a motion to have the court determine the amount to be paid. If you file a motion, you must attach to the motion any documents supporting your position and mail or give a copy of the motion to the plaintiff/plaintiff's attorney. **Any payment into the registry of the Court must be tendered by cash, cashier's check or money order made payable to the clerk of court and must be accompanied by payment of the Clerk's registry fee of 3% of the first \$500.00 deposited and 1.5% of each subsequent \$100.00.**

4. IF YOU DO NOT DO ALL OF THE THINGS SPECIFIED ABOVE WITHIN 5 WORKING DAYS AFTER THE DATE THAT THESE PAPERS WERE GIVEN TO YOU OR TO A PERSON WHO LIVES WITH YOU OR WERE POSTED AT YOUR HOME, YOU MAY BE EVICTED WITHOUT A HEARING OR FURTHER NOTICE.

5. If the attached complaint also contains a claim for money damages (such as unpaid rent), you must respond to that claim separately. You must write down the reasons why you believe that you do not owe the money claimed. The written reasons must be given to the clerk of the court at the address specified in paragraph (1) above, and you must mail or give a copy of your written reasons to the plaintiff/plaintiff's attorney at the address specified in paragraph (2) above. This must be done within 20 days after the date these papers were given to you or to a person who lives with you. This obligation is separate from the requirement of answering the claim for eviction within 5 working days after these papers were given to you or to a person who lives with you or were posted at your home.

**If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.**

***IF YOU HAVE TROUBLE SPEAKING OR UNDERSTANDING ENGLISH, YOU MUST BRING WITH YOU SOMEONE WHO IS FLUENT WITH BOTH ENGLISH AND YOUR OWN LANGUAGE AND WHO HAS THE ABILITY TO TRANSLATE AND INTERPRET BOTH LANGUAGES.***

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Received in Polk 04/24/2023 08:00 AM

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Received in Polk 05/16/2023 10:02 AM

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.

DATED on 04/24/2023

STACY M. BUTTERFIELD  
CLERK OF THE COURT  
POLK COUNTY, FLORIDA



BY: [Signature]  
5312023CC-002589-0000-WH  
4/24/2023 1:46:10 PM  
As Deputy Clerk