

IN THE COUNTY COURT, SEVENTH JUDICIAL CIRCUIT
IN AND FOR FLAGLER COUNTY, FLORIDA

Case No. 2017 CC 000054

Wade and Lisa Malphurs
609 South 23rd Street
Plaster Beach, FL. 32136
Plaintiff(s)

COMPLAINT FOR TENANT EVICTION
(MOBILE HOME)

Vs
Gage Watts
5361 County Road 305
Bunnell, FL. 32110
Defendant(s)

(NON-PAYMENT OF RENT)

COUNT I

Plaintiff sues defendant and alleges:

- This is an action to evict a tenant from real property located at 5361 County Road 305 in Flagler County, Florida. Bunnell, FL. 32110
 - The Defendant occupies a mobile home owned by the Plaintiff and located on real property owned by the Plaintiff.
 - The Defendant owns and occupies a mobile home located on real property owned by the Plaintiff:
 - Plaintiff's property is a mobile home park with more than ten (10) spaces.
 - Plaintiff's property is a mobile home park with less than ten (10) spaces.
- The defendant has possession of the property under oral/written agreement (*attach copy of written agreement, if any*) to pay rent of \$ _____ per _____ (month, week, etc.)
- Defendant failed to pay rent due 2-3-17 in the amount of \$1,500⁰⁰.
- Plaintiff served defendant with a notice on 1-31-17 to pay past due rent or deliver possession but defendant refuses to do either.

WHEREFORE, plaintiff demands judgment for possession of the property against defendant.

[COUNT II BELOW -- MUST BE PERSONALLY SERVED ON DEFENDANT -- DEFENDANT HAS 20 DAYS TO RESPOND]

COUNT II

Plaintiff sues defendant and alleges:

- This is an action for damages in the amount of \$ 1,500⁰⁰ that is due for rent for the period of 2-3-17 plus any additional rent that may accrue to the time of the hearing.

WHEREFORE, plaintiff demands judgment for damages against defendant.

FLDL

Lisa A. Malphurs Lisa A. Malphurs
Signature
Lisa and/or Wade Malphurs
Name of Landlord or Property Manager 3 (circle one)
609 South 23rd Street
Address
Plaster Beach, FL. 32136
City, State & Zip Code
386-547-3028 . 386-547-2598
Telephone Number

STATE OF FLORIDA
COUNTY OF FLAGLER

SWORN to and subscribed before me this 6th day of Feb, 2017.

Lorraine Guepail
Deputy Clerk or Notary Public State of Florida



My Commission Expires:

THREE-DAY NOTICE

Date: 1-31-17

Gage Watts
5361 County Road 305
Bunnell, FL
32110

Tenant's name and address

Dear Gage Watts,

You are hereby notified that you are indebted to me in the sum of \$ 1,500.00
for the rent and use of the following premises: 5361 County Road 305
Bunnell, FL 32110

Flagler County, Florida, now occupied by you and that I demand payment of the rent or possession of the premises within three days (excluding Saturday, Sunday, and legal holidays) from the date of delivery of this notice, to-wit: on or before the 3rd day of February, 2017. (Insert the date, which is three days from the delivery of this notice, excluding the date of delivery, Saturday, Sunday, and legal holidays.)

Lisa A. Malphurs
Landlord's name Wade K. Malphurs
Address 609 South 23rd Street
Flagler Beach, Florida 32136
Phone number 386-547-3028

PROOF OF SERVICE:

I, the undersigned, being at least eighteen years of age, declare under penalty of perjury that I served the within notice to pay rent or quit tenancy, of which this is a true copy, on the above named tenant in the manner indicated below on 1-31-17 (date).

- I personally delivered a copy of the notice to tenant.
 I mailed a true copy of the notice to tenant by certified mail.
 I posted on the premises

location posted -(where)
on the above-described property on 1-31-17 at 1:15 am/pm
(date) (time)

By: Lisa A. Malphurs
Owner/Agent