

IN THE (1) County Court in and for
Miami-Dade County, Florida

(2) Christopher Washington
Appellant(s),

Third DCA Case No.: _____

v.

(3) 7640 Carlyle Associates, LLC
Appellee(s).

Lower Tribunal Case No.: (4) 2024-1615-04-CC-24

FILED
CLERK DISTRICT COURT
APPELLATE-14th DISTRICT
SEP 9 2024
PM 12:36

NOTICE OF APPEAL

NOTICE IS GIVEN that (2) Christopher Washington, Appellant, appeals to the Third District Court of Appeal the Order of this Court rendered [see Fla. R. App. P. 9.020(h)] (5) 9/6/24 & 8/26/24. The nature of the order is a final order (6) Eviction + Default final judgement of possession

(7) Christopher Washington

Name: (8) Christopher Washington

Address: (9) 7640 Carlyle Ave # 9A

Miami Beach FL 33141

(305) 772-5711 / cwash202305@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that a copy hereof has been furnished to (10) _____

7640 Carlyle Associates LLC

Nancy Chamides, efileing @ landlordlegalpa.com by

(11) Monday this (12) 9th day of (13) September, 20(14) 24

(7) Christopher Washington

Signature

FINAL NOTICE OF EVICTION

Court Case No. 2024-161598-CC-24

Address 7640 CARLYLE AVE #9A MIAMI BEACH FL

A Court Order has been issued requiring that all persons be removed from these premises. Florida Statutes direct that this final 24 hour notice of eviction be posted. If these premises are not vacated, the Court Services Bureau of the Miami-Dade Police Department is required to remove all persons from the premises.

Signed mp I.D.# 60108 Date 9/16/24

MIAMI-DADE POLICE DEPARTMENT
COURT SERVICES BUREAU
(305) 375-5100



32.12.03-3
114_01-67 4/16

FILED
CLERK OF DISTRICT COURT OF
MIAMI-DADE COUNTY
2024 SEP -9 PM 12:36

7640 CARLYLE ASSOCIATES, LLC,

Plaintiff,

vs.

CHRISTOPHER WASHINGTON
AND ALL OTHERS IN POSSESSION,

Defendant(s).

IN THE COUNTY COURT IN AND FOR
MIAMI-DADE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2024-161598-CC-24

WRIT-OF-POSSESSION

SERVED
DATE 8/16/24
TIME 9:45 AM
BY [Signature]
BADGE # 22158
MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE
METROPOLITAN SHERIFF
COURT SERVICES BUREAU
MIAMI-DADE COUNTY FLORIDA

THE STATE OF FLORIDA:

To All and Singular the Sheriffs of said State:

In accordance with the Judgment entered herein YOU ARE COMMANDED to remove all persons from the following described premises located at 7640 CARLYLE AVENUE, UNIT 9A, MIAMI BEACH, FLORIDA 33141 and to put Plaintiff in possession thereof, and to take with you the force of the County if same is required after twenty-four (24) hours' notice conspicuously posted on the property.

Dated: AUG 30 2024

Clerk, County Court

Dominique Pratt 219723

By: _____

Deputy Clerk

[SEAL]

Sheriff: To schedule this eviction please contact PROPERTY MANAGER @ 786-621-2030.

Plaintiff's Attorney
Landlord Legal P.A.
Nancy J. Chamides, Esq.
2455 Hollywood Blvd., Suite 309
Hollywood, FL 33020
Phone: 954-453-1162

ATTN

**IN THE COUNTY COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA**

CASE NO: 2024-161598-CC-24

SECTION: MB01

JUDGE: Stephanie Silver

7640 Carlyle Associates, LLC

Plaintiff(s) / Petitioner(s)

vs.

Christopher Washington

Defendant(s) / Respondent(s)

DEFAULT FINAL JUDGMENT OF POSSESSION

Index #: 10

Date Filed: August 26, 2024 (after 9:30am)

Motion Titled: Motion for Default Final Judgment for Defendant's Failure to Comply with Order to
Deposit Rent Into Court Registry

Required Notation in Compliance with Admin Rule 22-2

This cause came before me upon Plaintiff's Motion for Default Final Judgment for
Defendant's Failure to Comply with Order to

Deposit Rent Into Court Registry filed herein on August 26, 2024 (after 9:30am), it is:

ORDERED AND ADJUDGED:

1. That a Final Judgment be and the same is hereby entered in favor of Plaintiff, 7640 CARLYLE ASSOCIATES, LLC, and against the Defendant(s), CHRISTOPHER WASHINGTON, for possession of the premises known as and located at: 7640 CARLYLE AVENUE, UNIT 9A, MIAMI BEACH, FLORIDA 33141 for which let Writ of Possession issue forthwith.

2. The Plaintiff recover from said Defendant(s) costs herein taxed in the sum of \$ tbd for which let execution issue.

3. That the Court reserves jurisdiction for the purpose of awarding attorney's fees.
4. The Defendant's Answer is STRICKEN for failing to deposit rent and failing to furnish the seven day notice referenced in the Defendant's Answer as required by the Court.

DONE and ORDERED in Chambers at Miami-Dade County, Florida on this 26th day of August, 2024.

2024-161598-CC-24 08-26-2024 12:50 PM

2024-161598-CC-24 08-26-2024 12:50 PM

Hon. Stephanie Silver

COUNTY COURT JUDGE

Electronically Signed

Final Order as to All Parties SRS #: 12 (Other)

THE COURT DISMISSES THIS CASE AGAINST ANY PARTY NOT LISTED IN THIS FINAL ORDER OR PREVIOUS ORDER(S). THIS CASE IS CLOSED AS TO ALL PARTIES.

Electronically Served:

Christopher Washington, cwash202305@gmail.com

Nancy Chamides, efilings@landlordlegalpa.com

Physically Served:

MIAMI-DADE COMMUNITY RESOURCE CENTERS

<p>Accion Community Resource Center 970 SW 1st Street Miami, FL 33130 305-545-2224</p>	<p>Joseph Caleb/Liberty City Community Resource Center 5400 NW 22nd Avenue Miami, FL 33142 305-756-2830</p>
<p>Culmer Community Resource Center 1600 NW 3rd Avenue Miami, FL 33133 305-438-4161</p>	<p>Reverend Dr. Edward T. Graham Community Resource Center 16405 NW 25th Avenue Miami Gardens, FL 33054 305-623-6500</p>
<p>Edison Community Resource Center 150 NW 79th Street Miami, FL 33130 305-758-9662</p>	<p>Naranja Community Resource Center 13955 SW 264th Street Naranja, FL 33032 305-258-5471</p>
<p>Florida City/Homestead Community Resource Center 1600 NW 6th Court Florida City, FL 33034 305-247-2068</p>	<p>Perrine Community Resource Center 17801 Homestead Avenue Miami, FL 33157 305-254-5804</p>
<p>Frankie Shannon Rolfe Community Resource Center 3692 Grand Avenue Miami, FL 33133 305-446-3311</p>	<p>South Beach Community Resource Center 833 Sixth Street Miami Beach, FL 33139 305-672-1705</p>
<p>Hialeah Community Resource Center 300 East First Avenue Hialeah, FL 33010 305-884-4801</p>	<p>Wynwood Community Resource Center 2905 NW 2nd Avenue Miami, FL 33127 305-547-7661</p>

Miami-Dade County Community Resource Centers offer a variety of social services to economically disadvantaged individuals and families interested in achieving self-sufficiency.

305-774-3616
305-774-3400

Eviction Assistance in Miami-Dade County

<p>Miami-Dade County Dial 211</p>	<p>Crisis Mobil Response Team 305-774-3616 After hours: 305-774-3400</p>
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<p align="center">Homeless Helpline 1-877-994-4357 (call first for shelter availability)</p>	
<p>Camillus House 1603 NW 7th Ave. Miami, FL 33136 305-549-3019</p>	<p>Miami Rescue Mission Center for Men 2159 NW 1st Ct. Miami, FL 33127 General: 305-571-2273 Women & Children: 305-571-2250 Men: 305-571-2227</p>
<p>Chapman Partnership 1550 N. Miami Ave. Miami, FL 33136 305-329-3000</p>	<p>Mother Teresa Missionaries of Charity 724 NW 17th St. Miami, FL 33136 305-545-5699 (walk-in)</p>
<p>Chapman Partnership South 28205 SW 124th Ct. Homestead, FL 33033 305-329-3000</p>	<p>New Life Shelter/Housing for Homeless Families 3620 NW 1st St. Miami, FL 33125 305-573-3333</p>
<p>Lotus House/Sundari Foundation 1540 NW 1st Place Miami 33136 305-438-0556</p>	<p>Salvation Army 901 West Flagler St. Miami, FL 33101 305-545-9164</p>

Project Upstart
305-995-7558
(must have child in MDCPS)

Legal Services of Greater Miami (eviction assistance)
Miami-Dade: 305-576-0080
Monroe: 866-686-2760
Text telephone: 305-446-7570

Citrus Health Network, Inc.
Safe Haven for Homeless Youth
LGBTQ
305-424-3102

VETERAN SERVICES provides support to Veterans; retired Veterans and their families for submitting claims to the U. S. Department of Veterans Affairs. Services include military discharge review, compensation, pension, dependence and indemnity compensation, educational assistance, burial, VA home loan, health care, daily living, housing counseling, vocational and rehabilitative counseling, employment and training, hospitalization, financial planning, fiduciary and representative payee, legal services, transportation, and other supportive services. Additionally, VSOs facilitate Veterans and/or family members receiving services provided by CAHSD, as needed. VSOs conduct outreach activities through the: VA Hospital, Homestead VA Clinic, We Care, Homestead Air Force Base, Key Largo VA Clinic and Shelter, Job Fairs, and Center for Independent Living.

CITIZEN INVOLVEMENT/PARTICIPATION (CIP) CIP is designed to empower residents from the sixteen (16) Community Action Agency and community development target areas. Initiatives and activities are coordinated to promote improvement and revitalization in neighborhoods where low-income citizens reside. Participating citizens/stakeholders receive support in their roles as advocates for the targeted communities. Support includes training and assistance from CAHSD's professional Community Organizers. CAHSD's Family and Community Services Department utilizes a "grassroots approach," with a team-oriented strategy deployed by Citizen Participation and Community Service Center staff.

VOLUNTEER INCOME TAX ASSISTANCE (VITA) VITA provides low-income residents with free income tax preparation support.

Locations

Accion Community Resource Center, 4th Floor
970 SW 1st Street, Miami, FL 33130
305-545-2224

Culmer Community Resource Center
1600 NW 3rd Avenue, Miami, FL 33133
305-438-4161

Edison Community Resource Center
150 NW 79th Street, Miami, FL 33130
305-758-9662

Florida City/Homestead Community Resource Center
1600 NW 6th Court, Florida City, FL 33034
305-247-2068

Frankie Shannon Rolle Community Resource Center
3692 Grand Avenue, Miami, FL 33133
305-446-3311

Hialeah Community Resource Center
300 East First Avenue, Hialeah, FL 33010
305-884-4801

Joseph Caleb/Liberty City Community Resource Center, 3rd Floor
5400 NW 22nd Avenue, Miami, FL 33142
305-756-2830

Reverend Dr. Edward T. Graham Community Resource Center
16405 NW 25th Avenue, Miami Gardens, FL 33054
305-623-6500

Naranja Community Resource Center
13955 SW 264th Street, Naranja, FL 33032
305-258-5471

Perrine Community Resource Center
17801 Homestead Avenue, Miami, FL 33157
305-254-5804

South Beach Community Resource Center
833 Sixth Street, Miami Beach, FL 33139
305-672-1705

Wynwood Community Resource Center
2905 NW 2nd Avenue, Miami, FL 33127
305-547-7661

Miami-Dade County
**Community Action and
Human Services Department**

701 NW 1st Court, 9th Floor
Miami, FL 33136

786-469-4640

www.miamidade.gov/SocialServices

At any age,
at every stage,
CAHSD is here
for you.

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

Miami-Dade County receives federal funds from the Florida Department of Economic Opportunity (DEO) to assist low-income families with home heating and cooling cost. There are three categories of assistance:

- 1. Home Energy (Regular)** is a one-time annual benefit payment: \$200 - \$600 (once every 12 months).
- 2. Energy Crisis:** This benefit is available once during the summer cooling season: April through September and once during the winter heating season: October through March. Maximum benefit is \$1000 per season.
- 3. Weather Related Crisis Assistance** assists eligible households in resolving a home energy emergency caused by a specific weather-related emergency as declared by the Governor.

CARE TO SHARE PROGRAM

The Florida Power & Light (FPL) Care to Share Program provides emergency assistance funds to Miami-Dade County customers experiencing crisis situations. This support is available to low-income households in imminent danger of having their services disconnected and unable to make payment due to a hardship or lack of funds. Applicants are screened at CAHSD Community Resource Centers. Eligible applicants can receive a one-time payment within a 12 month period, up to \$500. Assistance is based on funding availability.

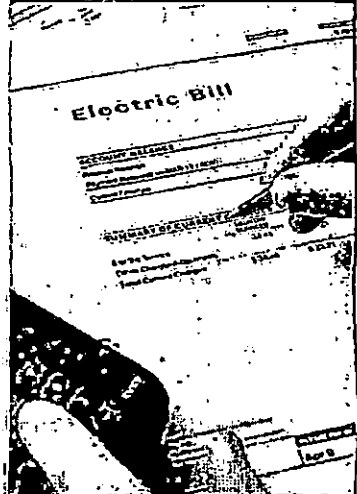
EMERGENCY FOOD AND SHELTER PROGRAM (EFSP) helps customers experiencing a one-time crisis which interrupts their ability to pay utility bills, rent/mortgage, or secure necessary food. Customers must provide documentation of the crisis and demonstrate their ability to maintain expenses after the receipt of the emergency assistance.

FARMWORKER CAREER DEVELOPMENT PROGRAM

Farmworkers and their families can achieve economic self-sufficiency through career development and supportive services that address educational needs and employment barriers.

SHARE YOUR HEART is a bulk food distribution initiative located at all CAHSD Community Resource Centers. Low-income households have access to non-perishable food.

HOUSING ASSISTANCE GRANT (HAG) is a one-time relocation and utility deposit assistance for individuals with income. Eligible customers must meet the Federal HUD Poverty Income Guidelines.





COMMUNITY ACTION AND
HUMAN SERVICES DEPARTMENT

Providing families
with a support system
designed to promote
economic independence
and self-sufficiency

FAMILY & COMMUNITY SERVICES



Core Services

- FAMILY DEVELOPMENT
- EMPLOYMENT PREPARATION
AND TRAINING
- YOUTH DEVELOPMENT
- FARMWORKER CAREER
DEVELOPMENT PROGRAM
- FOOD PANTRY
- UTILITY BILL PAYMENT
LIHEAP AND CARE TO SHARE

- EMERGENCY FOOD AND SHELTER
PROGRAM (EFSP)
- HOUSING ASSISTANCE
GRANT (HAG)
- VETERAN SERVICES
- VOLUNTEER INCOME TAX
ASSISTANCE (VITA)
- CITIZEN INVOLVEMENT/PARTICIPATION

EMPLOYMENT PREPARATION AND TRAINING

- **Employability Skills Training** - for residents seeking employment. Workshops include resume and cover letter writing, mock interviews, dress for success tips and workplace etiquette.
- **Job Development Assistance** - for low-income individuals, employed or under employed. Services include: job referral and job placement assistance. CAHSD partners include CareerSource Employment Centers and providers in the employment industry.
- **Computer Literacy** - for individuals interested in developing marketable skills to increase earnings and enhance personal development.
- **Computer Maintenance/Repair** - for individuals interested in learning how to build a computer, install software, and set up a network.



FAMILY DEVELOPMENT is a collaboration between low-income families and CAHSD. Participating families obtain a support system designed to identify, reduce, and/or remove social obstacles and promote economic independence and self-sufficiency within five (5) years. Services include assessment, goal identification, development of case plans (to meet needs identified), counseling, information, and referral, monitoring of goal attainment and modification of case plans.

YOUTH DEVELOPMENT SERVICES engage youth in activities that support learning, builds character and leadership skills.

- **Youth Success Program** provides young adults, ages 15-22 with Academic Support, Civic Engagement, Social Emotional Learning and Family Engagement. Program benefits include: leadership development, homework assistance, college and career preparation, community engagement opportunities and field trips. YS is funded by the Children's Trust. (Naranja Center)
- **After School Program** focuses on improving skills including literacy, social interaction, physical activity/fitness, and water safety. Services consist of homework/tutoring assistance, and computer classes. (Perrine and Accion Centers)

Community Action and Human Services Community Resource Centers

All Community Resource Centers Hours are 8:00AM – 5:00PM

Accion Community Resource Center
970 SW 1st Street, Miami, FL. 33130
4th Floor
305-545-2224
Email: accion@miamidade.gov

Naranja Community Resource Center
13995 SW 264th Street, Naranja, FL 33032
305-258-5471
Email: naranja@miamidade.gov

Culmer Community Resource Center
1600 NW 3rd Avenue, Miami, FL. 33133
305-438-4161
Email: culmer@miamidade.gov

Perrine Community Resource Center
17801 Homestead Ave, Miami, FL 33157
305-254-5804
Email: perrine@miamidade.gov

Edison Community Resource Center
150 NW 79th Street, Miami, FL. 33130
305-758-9662
Email: edison@miamidade.gov

South Beach Community Resource Center
833 Sixth Street, Miami Beach, FL 33139
305-672-1705
Email: southbeach@miamidade.gov

Florida City/Homestead Community Resource Center
1600 NW 6th Court, Florida City, FL. 33034
305-247-2068
Email: floridacity@miamidade.gov

Stephen P. Clark Center
111 NW 1st Street, Miami, FL 33128
786-469-4600

Frankie Shannon Rolle Community Resource Center
3692 Grand Avenue, Miami, FL. 33133
305-446-3311
Email: coconutgrove@miamidade.gov

Wynwood Community Resource Center
2902 NW 2nd Avenue, Miami, FL 33127
305-547-7661
Email: wynwood@miamidade.gov

Hialeah Community Resource Center
300 East First Avenue, Hialeah, FL. 33010
305-884-4801
Email: hialeah300@miamidade.gov

Joseph Caleb/Liberty City Community Resource Center
5400 NW 22nd Avenue, Miami, FL. 33142
3rd Floor
305-756-2830
Email: caleb@miamidade.gov

Reverend Dr. Edward T. Graham Community Resource Center
16405 NW 25th Avenue, Miami Gardens, FL. 33054
305-623-6500
Email: miamigardens@miamidade.gov