

RETURN OF SERVICE

State of Florida

County of Miami-Dade

County Court

Case Number: 2025-076070-CC-05

Plaintiff: **TWJ 1101, LLC dba
Panorama Tower**

vs.

Defendant: **Yifeng Zhang**

For:

Elizabeth Rivera, Esq
Barfield McCain Ayoub, P.A.

Received by DLE Process Servers, Inc on the 6th day of May, 2025 at 2:17 am to be served on **Yifeng Zhang, 1100 BRICKELL BAY DR, APT 85A, MIAMI, FL 33131.**

I, Rafael Perez, do hereby affirm that on the **8th day of May, 2025** at **9:40 am, I:**

POSTED by attaching a true copy of the **Eviction Summon/Residential, Complaint and Exhibits** with the date and hour of service endorsed thereon by me, to a conspicuous place on the property of the within named person's **RESIDENCE** at the address of: **1100 BRICKELL BAY DR, APT 85A, MIAMI, FL 33131** after making two attempts, not less than six hours apart. The first attempt was on **5/7/2025** at **3:44 pm** and a second attempt of service on **5/8/2025** at **9:35 am.**

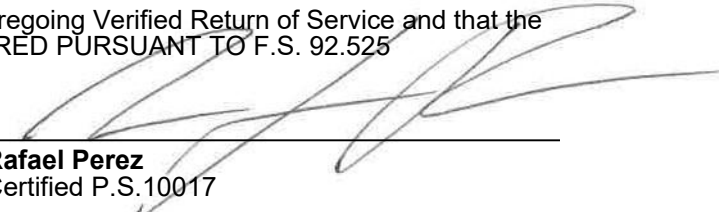
Additional Information pertaining to this Service:

5/7/2025 3:44 pm Attempted Service.

5/8/2025 9:35 am Attempted Service.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. I am over the age of 18, have no interest in the above action, and I am a Certified Process Server, in good standing, in the county in which service was affected in accordance with State Statute

Under penalties of perjury, I declare that I have read the foregoing Verified Return of Service and that the facts stated are true. F.S. 92.525. NOTARY NOT REQUIRED PURSUANT TO F.S. 92.525



Rafael Perez
Certified P.S.10017

DLE Process Servers, Inc
936 Sw 1st Avenue
#261
Miami, FL 33130
(786) 220-9705

Our Job Serial Number: DLE-2025025141

DELIVERED	5/8/2025 9:40 AM
SERVER	RP
LICENSE	Certified P.S.10017

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

CASE NO.

Judge: _____

DIVISION: _____

**TWJ 1101, LLC dba
Panorama Tower,**

Case No.: 2025-076070-CC-05

Plaintiff(s),

vs.

Yifeng Zhang

Defendant(s).

EVICTIION SUMMONS/RESIDENTIAL

TO: Yifeng Zhang, 1100 BRICKELL BAY DR APT 85A MIAMI, FL 33131

PLEASE READ CAREFULLY

You are being sued by TWJ 1101, LLC dba Panorama Tower to require you to move out of the property located at

1100 BRICKELL BAY DR APT 85A MIAMI, FL 33131

for the reasons given in the attached complaint.

You are entitled to a trial to decide 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 Saturdays, Sundays, or legal holidays) 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 TO CHALLENGE THE EVICTION ARE AS FOLLOWS:

Write down the reason(s) why you think you should not be forced to move. (You may use Florida Supreme Court Form 1.947(b), Answer— Residential Eviction, to do this.) The written reason(s) must be given to the clerk of court at:

Dade County Courthouse
73 West Flagler Street
Miami, Florida 33130

1. Mail or take a copy of your written reason(s) to:

**BARFIELD MCCAIN AYOUB, PA
4460 Medical Center Way
West Palm Beach, FL 33407**

2. Pay the clerk of court the rent that is due. You MUST pay the clerk of the court the rent each time it becomes due until the lawsuit is over. Whether you win or lose the lawsuit, the judge may release this rent to the landlord. [By statute, public housing tenants or tenants receiving rent subsidies must be required to pay only that portion of the full rent for which the tenant is responsible under the federal, state, or local program in which they are participating.]

3. If you and the landlord do not agree on the amount of rent owed, you must file a written request (motion) that asks the judge to decide how much money you must pay to the clerk of the court. The written request must be filed with your answer to the eviction complaint. A copy of your motion must also be mailed or hand delivered to the plaintiff(s) attorney, or if the plaintiff(s) has no attorney, to the plaintiff.

IF YOU DO NOT DO ALL OF THESE THINGS WITHIN 5 DAYS (NOT INCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS FOR YOUR COURTHOUSE) YOU MAY BE EVICTED WITHOUT A HEARING OR FURTHER NOTICE.

You may want to call a lawyer right away. If you do not know a lawyer, you can contact the Lawyer Referral Service on The Florida Bar's website. If you cannot afford a lawyer, you may be eligible for free legal aid. You can locate legal aid programs by searching for "legal aid" on The Florida Bar's website.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator at 375-5775 no later than seven days prior to the proceedings; or telephone 1-800-955-8771 (TDD) or 1-800-955-8770 (v) via Florida Relay Service at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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.

5/2/2025

DATED on _____, _____.

Juan Fernandez-Barquin, Clerk of the Court and Comptroller and Comptroller
CLERK OF THE COURT BY: _____ 307985

DEPUTY CLERK



EN LOS TRIBUNALES DEL CONDADO DE MIAMI-DADE, FLORIDA.

DIVISIÓN <input type="checkbox"/> CIVIL	CITACIÓN LEGAL SOBRE DESALOJO DE VIVIENDA	NÚMERO DE CASO
DEMANDANTE(S)	VS. DEMANDADO(S)	ENTREGA
AL (A LOS) DEMANDADO(S)	DIRECCIÓN	

POR FAVOR LEA ATENTAMENTE
 Usted ha sido demandado por _____ para exigirle que se mude de la propiedad ubicada en _____ por las razones expuestas en la demanda adjunta.
 Tiene derecho a un juicio para decidir si se le puede exigir que se mude, pero DEBE hacer TODO lo que se indica a continuación. Debe hacerlo en un plazo de 5 días (sin incluir sábados, domingos o días feriados legales) a partir de la fecha en que se le entregaron estos documentos a usted o a una persona que viva con usted, o de la fecha en que se le dejaron en su domicilio.
DEBERÁ HACER LO SIGUIENTE:
 1. Escriba las razones por las que cree que no deberían obligarle a mudarse. (Para ello puede utilizar el formulario 1.947(b) del Tribunal Supremo de la Florida, *Respuesta—Desalojo residencial*) La razón o razones por escrito deben entregarse al Secretario de los Tribunales en (inserte la dirección del tribunal)
 marcado a continuación:

HORA DE INICIO

UBICACIONES DE LOS TRIBUNALES EN EL CONDADO DE MIAMI-DADE

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Tribunal del Condado de Dade (05)
Room 138
73 West Flagler Street
Miami, Florida 33130 | <input type="checkbox"/> Tribunal del Centro Joseph Caleb (20)
Suite 103
5400 N.W. 22nd Avenue
Miami, Florida 33142 | <input type="checkbox"/> Centro de Justicia del Norte de Dade (23)
Room 100
15555 Biscayne Blvd.
North Miami Beach, Florida 33160 | <input type="checkbox"/> Tribunal de Distrito de Hialeah (21)
Room 100
11 East 6th Street
Hialeah, Florida 33010 |
| <input type="checkbox"/> Tribunal de Distrito de Miami Beach (24)
Room 200
1130 Washington Avenue
Miami Beach, Florida 33139 | <input type="checkbox"/> Tribunal de Distrito de Coral Gables (25)
Room 100
3100 Ponce De Leon Blvd.
Coral Gables, Florida 33134 | <input type="checkbox"/> Centro de Justicia del Sur de Dade (26)
Room 1200
10710 S.W. 211th Street
Miami, Florida 33189 | |

(2) Envíe por correo o lleve consigo una copia por escrito de sus razones a (insertar el nombre y la dirección del propietario): _____

(3) Pague al Secretario de los Tribunales el alquiler adeudado. DEBE pagar al Secretario de los Tribunales el alquiler cada vez que corresponda hasta que termine el juicio. Independientemente de si usted gana o pierde el juicio, el Juez podría entregar dichos pagos de alquiler al propietario. (Por ley, los inquilinos de viviendas públicas o los inquilinos que reciban subsidios de alquiler solo deben pagar la parte del alquiler total de la que el inquilino es responsable con arreglo al programa federal, estatal o local en el que participa).

(4) Si usted y el propietario no se ponen de acuerdo sobre el importe del alquiler adeudado, usted debe presentar por escrito una solicitud (moción) para pedir al juez que determine la cantidad que debe pagar al Secretario de los Tribunales. La solicitud por escrito debe presentarse junto con la respuesta a la demanda de desalojo. También debe enviar por correo o entregar personalmente una copia de su moción al abogado del demandante o, si este no tiene abogado, al propio demandante.

SI NO HACE TODO LO ANTES INDICADO EN UN PLAZO DE 5 DÍAS (SIN INCLUIR SÁBADOS, DOMINGOS Y DÍAS FERIADOS LEGALES OBSERVADOS POR SU TRIBUNAL) PUEDE SER DESALOJADO SIN MÁS AUDIENCIAS NI NOTIFICACIONES.

Sería conveniente que llame a un abogado cuanto antes. Si no conoce a ningún abogado, puede comunicarse con el Servicio de Referencia de Abogados que se ofrece en el sitio web del Colegio de Abogados de la Florida. Si no puede pagar un abogado, tal vez pueda recibir asistencia legal gratuita. Para encontrar programas de asistencia legal, busque "asistencia legal" en el sitio web del Colegio de Abogados de la Florida.

EL ESTADO DE LA FLORIDA:

A CADA ALGUACIL (SHERIFF) DEL ESTADO:

Se le ordena entregar esta citación judicial y una copia de lo que se alega en esta demanda a la persona demandada que se indica arriba.
 CON FECHA _____ de _____ del 20_____.

Secretario de los Tribunales y Contralor

Por: _____
 Secretario Adjunto

Dirección del Secretario de los Tribunales:

Teléfono: _____

Juan Fernandez-Barquin, Secretario de los Tribunales y Contralor
 Condado de Miami-Dade, Tribunales de Circuito y del Condado

AVISO SOBRE LA ADA (LEY DE ESTADOUNIDENSES CON DISCAPACIDADES DE 1990)

“Si usted es una persona con discapacidad que necesita alguna adecuación para participar en este procedimiento, tiene derecho, sin costo alguno para usted, a recibir determinada asistencia. Comuníquese con Aliean Simpkins, Coordinadora de la ADA del Tribunal del Undécimo Circuito Judicial, Lawson E. Thomas Courthouse Center, 175 NW 1st Ave, Suite 2400, Miami, FL 33128, teléfono (305) 349-7175; TDD (305) 349-7174; correo electrónico ADA@jud11.flcourts.org; fax (305) 349-7355 al menos 7 días antes de su comparecencia prevista ante el tribunal, o inmediatamente después de recibir esta notificación si quedan menos de 7 días para su comparecencia; si tiene dificultades auditivas o del habla, llame al 711”.

NAN TRIBINAL LA KONTE MIAMI-DADE AK KONTE MIAMI-DADE, FLORID.

DIVIZYON <input type="checkbox"/> CIVIL	MANDA DEGÈPISMAN REZIDANSYÈL	NIMEWO KA
PLENTIF	KONT AKIZE	SIYIFIKASYON
POU AKIZE A(YO)	ADRÈS	

TANPRI LI AVÈK ATANSYON

_____ rele ou lajistis
 pou egzije ou degèpi soti nan pwopriyete ki lokalize nan _____ pou rezon yo bay nan plent ki atache a.

Ou genyen dwa a yon pwosè pou deside si yo kapab egzije w degèpi, men ou DWE fè TOUT bagay ki make pi ba a. Ou dwe fè yo nan lespas 5 jou (san konte samdi, dimanch oswa jou ferye legal) apre dat yo te ba ou oswa yon moun ki abite avè w papye sa yo oubyen apre dat yo te afiche papye sa yo lakay ou.

MEN BAGAY OU DWE FÈ YO:

1. Ekri pou ki rezon ou panse yo pa dwe fòse w degèpi. (Ou ka itilize Fòm Kou Siprèm Florid 1.947(b), Repons—Degèpisman Rezidansyèl, pou w fè sa.) Ou dwe remèt rezon alekri a(yo) bay grefye tribinal la nan (make adrès tribinal la). ki make pi ba a:

LOKAL TRIBINAL KONTE MIAMI-DADE YO

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Dade County Courthouse (05)
Room 138
73 West Flagler Street
Miami, Florida 33130 | <input type="checkbox"/> Joseph Caleb Center Court (20)
Suite 103
5400 N.W. 22nd Avenue
Miami, Florida 33142 | <input type="checkbox"/> North Dade Justice Center (23)
Room 100
15555 Biscayne Blvd.
North Miami Beach, Florida 33160 | <input type="checkbox"/> Hialeah District Court (21)
Room 100
11 East 6th Street
Hialeah, Florida 33010 |
| <input type="checkbox"/> Miami Beach District Court (24)
Room 200
1130 Washington Avenue
Miami Beach, Florida 33139 | <input type="checkbox"/> Coral Gables District Court (25)
Room 100
3100 Ponce De Leon Blvd.
Coral Gables, Florida 33134 | <input type="checkbox"/> South Dade Justice Center (26)
Room 1200
10710 S.W. 211th Street
Miami, Florida 33189 | |

(2) Voje yon kopi rezon alekri a(yo) pa lapòs oswa pote l bay: (insert landlord's name and address) _____

(3) Peye grefye tribinal la lwaye ou dwe a. Ou DWE peye grefye tribinal la lwaye a chak fwa li lè pou w peye l jiskaske pwosè a fini. Kit ou genyen pwosè a oswa ou pèdi l, JJ la ka relache lwaye sa a bay pwopriyete a. (Daprè lalwa, lokatè lojman piblik oswa lokatè ki resevwa sibvansyon lwaye dwe oblije peye sèlman pòsyon lwaye total lokatè a responsab pou li peye a dapre pwogram federal. Eta, oswa lokal kote li ap patisipe a).

(4) Si oumenm ak pwopriyete ou a pa dakò ak montan lwaye ou dwe a, ou dwe depoze yon demann alekri (mosyon) ki mande JJ la deside ki valè lajan ou dwe peye bay grefye tribinal la. Demann alekri a dwe depoze avèk repons ou bay pou plent pou degèpisman an. Yon kopi mosyon ou an dwe ekspedye pa lapòs oswa livre nan men bay avoka plentif la(yo), oswa si plentif la(yo) pa gen avoka, bay plentif la.

SI OU PA FÈ TOUT BAGAY SA YO NAN LESPAS 5 JOU (SAN KONTE SAMDI, DIMANCH AK JOU FERYE LEGAL POU TRIBINAL OU A) YO KA FÈ W DEGÈPI SAN YON ODYANS OSWA LÒT AVI.

Nou ta konseye w rele yon avoka imedyatman. Si ou pa konnen oken avoka, ou kapab kontakte Sèvis Referans Avoka ki sou sit entènèt Bawo Florid la. Si ou pa gen mwayen pou peye yon avoka, ou ka elijib pou ed legal gratis. Ou kapab lokalize pwogram ed legal lè w chèche "legal aid" sou sit entènèt Bawo Florid la.

ETA FLORID:

POU CHAK CHERIF NAN ETA A:

Ou resevwa òdonans pou w siyifye manda sa ak yon kopi plent ki nan pwosè sa a bay akize ki mansyone pi wo a.
 DATE nan _____ jou mwa _____, 20_____.

Grefye Tribinal ak Kontwolè
 Siyati: _____
 Grefye Adjwen

Adrès Grefye a: _____

Nim. Telefòn _____

Juan Fernandez-Barquin, Grefye Tribinal ak Kontwolè
 Konte Miami-Dade, Tribinal Sikui ak Tribinal Konte

AVI ADA SOU LWA 1990 POU AMERIKEN KI GEN ANDIKAP

“Si ou se yon moun ki gen yon andikap ki bezwen nenpòt akomodman pou w patisipe nan pwosè sa a, ou genyen dwa pou yo ofri w sèten asistans, san sa pa koute w senk kòb. Tanpri kontakte Aliean Simpkins, Kowòdonatè ADA Onzyèm Sikui Jidisyè Tribinal la, Lawson E. Thomas Courthouse Center, 175 NW 1st Ave., Suite 2400, Miami, FL 33128, Telefòn (305) 349-7175; TDD (305) 349-7174; Imel ADA@jud11.flcourts.org; Faks (305) 349-7355 omwen sèt (7) jou anvan dat randevou pou konparisyon ou, oswa imedyatman apre ou resevwa notifikasyon sa a si tan anvan dat konparisyon an mwens pase sèt (7) jou; si ou gen yon andikap ki fè w pa tande byen oswa pa wè byen, rele 711.”

IN THE COUNTY COURT IN AND FOR MIAMI-DADE, FLORIDA
CASE NO. 25-76070-CC-05
CIVIL DIVISION
COMPLAINT

**TWJ 1101, LLC dba Panorama
Tower,**

Plaintiff(s),

vs.

Yifeng Zhang

Defendant(s)

COMPLAINT
COUNT I - EVICTION OF RESIDENTIAL TENANT

PLAINTIFF, TWJ 1101, LLC dba Panorama Tower sues Defendant(s), Yifeng Zhang, (hereinafter "tenant(s)"), and states:

1. Plaintiff is authorized for business in this County.
2. Plaintiff owns or is the lessor of the real property "the premises" in this county within the meaning of Florida Stat. Sec. 83.43 (3) described as:

Panorama Tower
1100 BRICKELL BAY DR APT 85A
MIAMI, FL 33131
3. Tenant(s) reside(s) in this county.
4. This is an action to evict tenant(s) from the premises.
5. Tenant(s) retain(s) possession of the premises under a written lease requiring rent of \$9,200.00 per month to be paid the first of each month. A copy of relevant portions of the lease is attached hereto and incorporated herein as Exhibit "A".
6. Tenant(s) failed to pay rent due through the month of April.
7. Tenant(s) owe(s) Plaintiff rent through the month(s) stated in paragraph 6 herein in the total sum of \$9,551.00.
8. Plaintiff served Tenant(s) notice to pay rent or vacate the premises on April 9, 2025 as shown by copy or copies of notice(s) attached hereto and incorporated herein as Plaintiff's Exhibit(s) "B", but Tenant(s) refuse(s) to do either.
9. In accordance with Fla. Stat. Section 83.60(2), if Tenant(s) fails deposit the sum of \$9,551.00 in the Court Registry, plus rent which accrues during the pendency of this action, then Plaintiff is entitled to a Default Judgment for Removal of Tenant(s) and to recover a judgment for rent due and owing, plus costs in accordance with Fla. Stat. Sections 83.59 and 83.625.