

EXHIBIT 1.530

CASE NO.: 50-2018-CA-002317

Sahm Foreclosure v BFR, LLC et al

E CASE VIEW DOCUMENT NO. 80 - FILED JUNE 4, 2020 BY COUNSEL ROBERT SWEETAPPLE FOR PLAINTIFFS WALT AND PAT SAHM, CLERK'S DEFAULT AGAINST BFR, LLC TAKEN ON 2ND AMENDED COMPLAINT, NOT 3RD AMENDED COMPLAINT WHICH HAD ALREADY BEEN FILED REPLACING THE 2ND AMENDED COMPLAINT AFTER COUNSEL SWEETAPPLE ADMITS ON RECORD MARCH 5, 2020 PRIOR SERVICE AGAINST BFR, LLC SERVING RESIGNED REGISTERED AGENT NEEDED TO BE CORRECTED BUT FAILS TO CORRECT AND MOVES FOR DEFAULT ON WRONG COMPLAINT THEN PROCEEDS TO SUMMARY JUDGMENT

(NOTE - ALSO SEE PRIOR FILED EXHIBITS SHOWING ALAN ROSE AND OTHERS KNEW TESCHER AND SPALLINA RESIGNED AS ATTORNEYS AND TESCHER RESIGNED AS AGENT OVER YEAR BEFORE FORECLOSURE CASE COMMENCED)

IN THE CIRCUIT COURT OF THE 15TH
JUDICIAL CIRCUIT IN AND FOR
PALM BEACH COUNTY, FLORIDA

CASE NO.: 50-2018-CA-002317-XXXX-MB

WALTER E. SAHM and
PATRICIA SAHM

Plaintiffs,

v.

BERNSTEIN FAMILY REALTY, LLC,
BRIAN O'CONNELL, AS SUCCESSOR
PERSONAL REPRESENTATIVE OF
THE ESTATE OF SIMON L. BERNSTEIN;
ALEXANDRA BERNSTEIN, ERIC BERNSTEIN,
MICHAEL BERNSTEIN, MOLLY SIMON,
PAMELA B. SIMON, JILL IANTONI,
MAX FRIEDSTEIN, LISA FRIEDSTEIN,
INDIVIDUALLY AND TRUSTEES OF
THE SIMON L. BERNSTEIN REVOCABLE
TRUST AGREEMENT DATED MAY 20, 2008,
AS AMENDED AND RESTATED;
ELIOT BERNSTEIN, AND CANDICE
BERNSTEIN, INDIVIDUALLY AND AS
NATURAL GUARDIANS OF MINOR
CHILDREN JO., JA. AND D. BERNSTEIN;
AND ALL UNKNOWN TENANTS.

Defendants.

/

**PLAINTIFFS' MOTION FOR ENTRY OF CLERK'S DEFAULT AGAINST
DEFENDANT, BERNSTEIN FAMILY REALTY, LLC**

Plaintiffs, WALTER E. SAHM and PATRICIA SAHM, by and through their undersigned
counsel, pursuant to Florida Rule of Civil Procedure 1.500(a), hereby move for the entry of a
Clerk's Default against Defendant, BERNSTEIN FAMILY REALTY, LLC, and as grounds in
support thereof, state:

LAW OFFICES OF SWEETAPPLE, BROEKER & VARKAS, P.L.
4800 N. FEDERAL HIGHWAY, SUITE D306, BOCA RATON, FLORIDA 33431

1. On September 18, 2018, Plaintiff filed their Second Amended Complaint for Foreclosure.

2. The Summons and Complaint were served upon Defendant, Bernstein Family Realty, LLC on September 20, 2018. **(See Exhibit 1).**

3. Florida Rule of Civil Procedure 1.500 governs the entry of defaults. Subsection (b) of this Rule states that:

(a) By the Clerk. When a party against whom affirmative relief is sought has failed to file or serve any document in the action, the party seeking relief may have the clerk enter a default against the party failing to serve or file such document.

4. To date, Defendant has failed to file a response to the Second Amended Complaint.

5. Accordingly, Plaintiffs' request entry of a Clerk's Default due to Bernstein Family Realty's failure to file or serve any paper in the within action.

WHEREFORE, Plaintiffs, WALTER E. SAHM and PATRICIA SAHM, respectfully request that this Court enter a Clerk's Default against Defendant, BERNSTEIN FAMILY REALTY, LLC.

Respectfully submitted,

SWEETAPPLE, BROEKER & VARKAS, PL
4800 N Federal Hwy, Suite D306
Boca Raton, Florida 33431
Telephone: (561) 392-1230
E-Mail:pleadings@sweetapplelaw.com

By: /S/ Robert A. Sweetapple
ROBERT A. SWEETAPPLE
Florida Bar No. 0296988
BERKLEY SWEETAPPLE
Florida Bar No. 112756

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via the E-Filing Portal this 4th day of June, 2020 to: Eliot Ivan Bernstein, 2753 NW 34th St., Boca Raton, FL 33434, (iviewit@iviewit.tv); Brian O'Connell, Esq., and Ashley Crispin Ackal, Esq., O'Connell & Crispin, PLLC, 420 Royal Palm Way, Palm Beach, FL 33480 (boconnell@ocalawyers.com; acrispinackal@ocalawyers.com); Cary P. Sabol, Esq., Law Offices of Cary P. Sabol, P.O. Box 15981, West Palm Beach, Florida 33416 CSabol@sabollaw.com; Alan B. Rose, Esq., Mrachek-law, Fitzgerald & Rose, P; and Arose@Mrachek-law.com.

By: /S/ Robert A. Sweetapple
ROBERT A. SWEETAPPLE
Florida Bar No. 0296988

IN THE CIRCUIT COURT OF THE 15TH
JUDICIAL CIRCUIT, IN AND FOR PALM
BEACH COUNTY, FLORIDA

CASE NO.: 50-2018-CA-002317

WALTER E. SAHM and
PATRICIA SAHM

Plaintiffs,

v.

BERNSTEIN FAMILY REALTY, LLC and
ALL UNKNOWN TENANTS.

Defendant

SUMMONS

TO DEFENDANT: BERNSTEIN FAMILY REALTY LLC
C/o DONALD R. TESCHER
925 S. FEDERAL HIGHWAY
SUITE 500
BOCA RATON, FL 33432

IMPORTANTE/IMPORTANT
En Español Al Dórsor/Français Au Verso
IMPORTANT

A lawsuit has been filed against you. You have twenty (20) calendar days after this Summons is served on you to file a written response to the attached 2nd Amended Complaint in this Court. A phone call will not protect you; your written response, including the above case number and named parties must be filed if you want the Court to hear your case. If you do not file your response on time, you may lose the case, and your wages, money and property may thereafter be taken without further warning from the Court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may call an attorney referral service or legal aid office (listed in the phone book).

If you choose to file a written response yourself, at the same time you file your written response to the Court, located at: Palm Beach County Courthouse, Clerk of Courts, 205 North Dixie Highway, West Palm Beach, FL 33401, you must also mail or take a carbon copy or photocopy of your written response to the Plaintiff's Attorney named below:

EXHIBIT 1

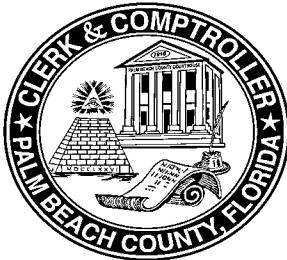
Plaintiff's Attorney: Robert Sweetapple, Esquire
SWEETAPPLE, BROEKER & VARKAS, PL
4800 N. Federeal Highway, Suite B105
Boca Raton, Florida 33431
Telephone: (561) 392-1230

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.

Sep 20 2018
DATED on September 18, 2018.

(COURT SEAL)



SHARON R. BOCK,
As Clerk of the Court
By: *Josie Lucce*
As Deputy Clerk **JOSIE LUCCE**

IMPORTANTE

Usted ha sido demandado legalmente. Tiene 20 Dias, contados a partir del recibo de esta notificacion, para contestar la demanda adjunta, por escrito, y presentarla ante este tribunal. Una llamada telefonica no lo protegera. Si usted desea que el tribunal considere su defensa, debe presentar su respuesta por escrito, incluyendo el numero del caso y los nobres de las partes interesadas. Si usted no contesta la demanda a tiempo, pudiese perder el caso y prodria ser despojado de sus ingresos y propiedades, o privado de sus derechos, sin previo aviso del tribunal. Existen otros requisitos legales. Si lo desea, puede usted consultar a un abogado immediatamente. Si no conoce a un abogado, puede llamar a una de las oficinas de asistencia legal que aparecen en la guia telefonica.

Si desea responder a la demanda por su cuenta, al mismo tiempo en que presenta su respuesta ante el tribunal, debera usted enviar por correo o entregar una copia de su respuesta a la persona denominada abajo como "Plaintiff/Plaintiff's Attorney" (Demandante o Abogado del Demandante).

IMPORTANT

Des poursuites judiciaires ont ete entreprises contre vous. Vous avez 20 jours consécutifs à partir de la date de l'assignation de cette citation pour déposer une réponse écrite à la plainte ci-jointe auprès de ce tribunal. Un simple coup de téléphone avec mention du numéro de dossier ci-dessus et du nom des parties nommées ici, si vous souhaitez que le tribunal entende votre cause. Si vous ne déposez pas votre réponse écrite dans le délai requis, vous risquez de perdre la cause ainsi que votre salaire, votre argent, et vos biens peuvent être saisis par la suite, sans aucun préavis ultérieur du tribunal. Il ya d'autres obligations juridiques et vous pouvez requérir les services d'un service de référence d'avocats ou à un bureau d'assistance juridique (figurant à l'annuaire de téléphones).

Si vous choisissez de déposer vous-même une réponse écrite, il vous faudra également en même temps que cette formalité, faire parvenir ou expédier une copie de votre réponse écrite au "Plaintiff/Plaintiff's Attorney" (Plaignant ou à son avocat) nommé ci-dessous.

RETURN OF SERVICE

State of Florida

County of Palm Beach

15th Circuit Court

Case Number: 502018CA002317

Plaintiff:

WALTER E. SAHM and PATRICIA SAHM

vs.

Defendant:

BERNSTEIN FAMILY REALTY, LLC and ALL UNKNOWN TENANTS

For:

**Robert A. Sweetapple
Sweetapple, Broker & Varkas, PL
20 SE 3rd Street
Boca Raton, FL 33432**

Received by Rock Legal Services & Investigations Inc on the 20th day of September, 2018 at 9:13 am to be served on Bernstein Family Realty LLC c/o Donald R. Tescher, 925 S. Federal Highway, Suite 500, Boca Raton, FL 33432.

I, Michael Gonedes, do hereby affirm that on the 20th day of September, 2018 at 4:31 pm, I:

Served the within named LLC by delivering a true copy of the **Summons and Second Amended Complaint for Foreclosure** with the date and hour of service endorsed thereon by me, to: **Donald R. Tescher as Registered Agent of Bernstein Family Realty LLC** at the address of **925 S. Federal Highway, Suite 500, Boca Raton, FL 33432**, and informed said person of the contents therein, in compliance with Federal Rules of Civil Procedure, Florida Statute 48.062 or other state statute as applicable.

Description of Person Served: Age: 65, Sex: M, Race/Skin Color: White, Height: 5'9", Weight: 175, Hair: Black, Glasses: Y

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



ROC2018019893

Michael Gonedes
Process Server 1980

Rock Legal Services & Investigations Inc
2048 Ponce De Leon Avenue
West Palm Beach, FL 33407
(561) 296-7574

Our Job Serial Number: ROC-2018019893
Ref: Sahm v. BERNSTEIN FAMILY REALTY, LLC and