

Third District Court of Appeal

State of Florida, July Term, A.D., 2011

Opinion filed July 20, 2011.

Not final until disposition of timely filed motion for rehearing.

Nos. 3D09-3128 & 09-3017
Lower Tribunal No. 08-32283

**ANV Investment Group, LLC, and Caridad Mendez, as personal
representative of the Estate of Alberto Mendez,**
Appellants/Cross-Appellees,

vs.

South Beach Mortgage & Investment Corp.,
Appellee/Cross-Appellant.

Appeals from the Circuit Court for Miami-Dade County, Ellen Leesfield,
Judge.

Roy D. Wasson and Annabel C. Majewski, for appellants/cross-appellees.

Wendi R. Rosen, for appellee/cross-appellant.

Before SUAREZ, LAGOA, and SALTER, JJ.

PER CURIAM.

Affirmed.