

# Third District Court of Appeal

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

Opinion filed June 15, 2011.

Not final until disposition of timely filed motion for rehearing.

---

No. 3D10-2130

Lower Tribunal No. 09-76806

---

**Armando Garcia, a/k/a Manny Garcia, and Virginia Garcia,**  
Appellants,

vs.

**Deutsche Bank National Trust Company,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, John Schlesinger, Judge.

Lourdes M. Sanchez-Barcia, for appellants.

Ira Scot Silverstein and Elizabeth R. Wellborn, for appellee.

Before, WELLS and ROTHENBERG, JJ., and SCHWARTZ, Senior Judge.

PER CURIAM.

Affirmed.