

# **Third District Court of Appeal**

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

Opinion filed August 10, 2011.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D10-2366  
Lower Tribunal No. 10-30585

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**iStar FM Loans, LLC,**  
Appellant,

vs.

**Leonard Epstein, BR Villa Luisa, LLC, and Metro-Dade Title Co.,**  
Appellees.

An Appeal from the Circuit Court for Miami-Dade County, Ronald M. Friedman, Judge.

Nason, Yager, Gerson, White & Lioce and Michael H. Nullman and Nathan Nason (West Palm Beach), for appellant.

Phillips, Cantor & Shalek and Laura J. Varela and Gary Phillips (Hollywood), for appellee Leonard Epstein.

Before RAMIREZ and SHEPHERD, JJ., and SCHWARTZ, Senior Judge.

PER CURIAM.

Affirmed.