

DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA  
FOURTH DISTRICT

**SCOTT LARSEN,**  
Appellant,

v.

**HSBC BANK USA, NATIONAL ASSOCIATION,  
AS INDENTURE TRUSTEE FOR THE BENEFIT OF PEOPLE'S CHOICE  
HOME LOAN SECURITIES TRUST SERIES 2005-3,  
123 LOAN, LLC,  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
and CECILIA LARSEN,**  
Appellees.

No. 4D15-861

[October 5, 2016]

Appeal from the Circuit Court for the Seventeenth Judicial Circuit,  
Broward County; Barry J. Stone, Senior Judge; L.T. Case No.  
CACE09068394 (11).

Nicole R. Moskowitz of Neustein Law Group, P.A., Aventura, for  
appellant.

Jacob J. Payne and E. Carson Lange of Rogers Towers, P.A.,  
Jacksonville, (Jacob J. Payne, withdrawn as counsel after filing brief), and  
David S. Ehrlich and Nicole R. Topper of Blank Rome LLP, Fort Lauderdale,  
for appellee HSBC Bank USA, National Association, as Indenture Trustee  
for the Benefit of People's Choice Home Loan Securities Trust Series 2005-  
3.

PER CURIAM.

*Affirmed.*

WARNER, GERBER and CONNER, JJ., concur.

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***Not final until disposition of timely filed motion for rehearing.***