

NOT FINAL UNTIL TIME EXPIRES TO FILE REHEARING
MOTION AND, IF FILED, DETERMINED

IN THE DISTRICT COURT OF APPEAL
OF FLORIDA
SECOND DISTRICT

BLOOMINGDALE TRAILS)
HOMEOWNERS' ASSOCIATION, INC.,)
)
Appellant,)
)
v.)
)
JEFF W. WESTBROOK and THE BANK)
OF NEW YORK MELLON FKA THE BANK)
OF NEW YORK, AS TRUSTEE FOR THE)
CERTIFICATEHOLDERS CWABS, INC.,)
ASSET-BACK NOTES, SERIES)
2006-SD1.)
)
Appellees.)
)
_____)

Case No. 2D16-4098

Opinion filed December 22, 2017.

Appeal from the Circuit Court for
Hillsborough County; Sandra Taylor,
Associate Senior Judge.

Leslie M. Conklin, Clearwater, for Appellant.

Dariel Abrahamy and Victor Kline of
Greenspoon Marder, P.A., Boca Raton, for
Appellee The Bank of New York Mellon fka
The Bank of New York, As Trustee For the
Certificateholders CWABS, Inc., Asset-
Back Notes, Series 2006 SD1.

No Appearance for Appellee Jeff W.
Westbrook.

PER CURIAM.

Finding no merit in the substantive argument raised in this appeal, we affirm the judgment below. However, we remand for the circuit court to enter an amended final judgment of foreclosure that clarifies that the Bloomingdale Trails Homeowners' Association's lien on the subject property is not affected by the entry of the judgment. Cf. Fortune v. Hutchinson, 20 So. 3d 476, 477 (Fla. 2d DCA 2009) (affirming and remanding for clarification where circuit court's declaratory judgment failed to indicate a litigant's type of "ownership interest" in certain property).

Affirmed; remanded with instructions.

KELLY, LUCAS, and SALARIO, JJ., Concur.