

# Third District Court of Appeal

## State of Florida

Opinion filed September 3, 2014.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D13-1922  
Lower Tribunal No. 08-46505

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**Ronald Royal and Vivian Jones,**  
Appellant,

vs.

**Wells Fargo Bank, N.A.,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Jacqueline Hogan Scola, Judge.

Clement R. Dean, Jr., for appellants.

Broad and Cassel and Beverly A. Pohl and Francisco Armanda, for appellee.

Before WELLS, SUAREZ and SALTER, JJ.

PER CURIAM.

Affirmed.