

# Third District Court of Appeal

State of Florida

Opinion filed February 15, 2017.

Not final until disposition of timely filed motion for rehearing.

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No. 3D16-2527

Lower Tribunal No. 16-18261

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**JPMorgan Chase Bank, a National Association,  
successor in interest by purchase from the FDIC as receiver of  
Washington Mutual Bank,  
Appellant,**

vs.

**24 On the Bay Two, LLC, a Florida limited liability company,  
Appellee.**

An Appeal from the Circuit Court for Miami-Dade County, Rodney Smith,  
Judge.

León Cosgrove, LLC, and Andrew B. Boese, Brendan I. Herbert, and  
Garrett Nemeroff, for appellant.

Stok Folk + Kon, P.A., and Robert A. Stok and Shoham Segal, for appellee.

Before SUAREZ, C.J., and LAGOA and SCALES, JJ.

PER CURIAM.

Affirmed.