

# Third District Court of Appeal

## State of Florida

Opinion filed April 3, 2019.  
Not final until disposition of timely filed motion for rehearing.

---

No. 3D18-389  
Lower Tribunal No. 15-18268

---

**Dynasty Properties, LLC,**  
Appellant/Cross-Appellee,

vs.

**U.S. Bank, N.A., etc.,**  
Appellee/Cross-Appellant.

An Appeal from the Circuit Court for Miami-Dade County, John W. Thornton, Jr., and Rosa I. Rodriguez, Judges.

Bruce Botsford (Ft. Lauderdale), for appellant/cross-appellee.

Akerman LLP, and Nancy M. Wallace (Tallahassee) and William P. Heller (Fort Lauderdale), for appellee/cross-appellant.

Before SALTER, FERNANDEZ, and LOGUE, JJ.

PER CURIAM.

Affirmed. See Fogarty v. Nationstar Mortg., LLC, 224 So. 3d 313, 315 (Fla. 5th DCA 2017) (quoting Wolkoff v. Am. Home Mortg. Serv., Inc., 153 So. 3d 280, 281 (Fla. 2d DCA 2014) (“In a typical foreclosure case, the plaintiff proves the amount of indebtedness through the testimony of a competent witness who can authenticate the mortgagee’s business records and confirm that they accurately reflect the amount owed on the mortgage.”)); Wachovia Mortg., F.S.B. v. Goodwill, 199 So. 3d 346, 348 (Fla. 4th DCA 2016) (holding plaintiff “presented legally sufficient evidence on the amount of damages” by introducing the payment history stating the principal balance and its witnesses’ testimony confirming the payment history was accurate).