Third District Court of Appeal

State of Florida

Opinion filed September 11, 2019. Not final until disposition of timely filed motion for rehearing.

> No. 3D18-1991 Lower Tribunal No. 15-23999

Reliable Financial Enterprises, LLC,

Appellant,

VS.

The Bank of New York Mellon, etc.,

Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Spencer Eig, Judge.

Catherine A. Riggins, for appellant.

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

Before EMAS, C.J., and SALTER and LOBREE, JJ.

PER CURIAM.

Affirmed.