

# Third District Court of Appeal

## State of Florida

Opinion filed November 18, 2020.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D20-259  
Lower Tribunal No. 19-7742

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**Elizabeth Maya,**  
Appellant,

vs.

**Deutsche Bank National Trust Company, etc.,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Reemberto Diaz,  
Judge.

Elizabeth Maya, in proper person.

Lapin & Leichtling, LLP, and Benjamin B. Carter and Adam B. Leichtling,  
for appellee.

Before SCALES, HENDON and MILLER, JJ.

PER CURIAM.

Affirmed. See Spikes v. OneWest Bank FSB, 106 So. 3d 475, 478-79 (Fla.  
4th DCA 2012) (“A third party who advances the purchase price is entitled to an

equitable vendor's lien. . . . Generally, when an equitable lien is imposed on a homestead purchased with fraudulently obtained funds, the homestead exemption from forced sale does not apply to either spouse, even if one spouse is innocent or ignorant of wrongdoing.”).