

# Third District Court of Appeal

State of Florida

Opinion filed December 22, 2021.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D21-1321  
Lower Tribunal No. 20-3690

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**Santiago Garcia, et al.,**  
Appellants,

vs.

**NDF1, LLC., etc.,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Mark Blumstein, Judge.

Metschlaw, P.A., and Lawrence R. Metsch, for appellants.

McMichael, Taylor & Gray, LLC, and Ezra Scrivanich (Deerfield Beach), for appellee.

Before FERNANDEZ, C.J., and LINDSEY and HENDON, JJ.

PER CURIAM.

Affirmed. Azran Miami 2 LLC v. Deutsche Bank Nat'l Tr. Co., 282 So. 3d 924 (Fla. 3d DCA 2019); HSBC Bank USA, NA v. Buset, 241 So. 3d 882 (Fla. 3d DCA 2018); Weisser Realty Grp., Inc. v. Porto Vita Prop. Owners Ass'n, Inc., 305 So. 3d 23 (Fla. 3d DCA 2019); Gevertz v. Gevertz, 566 So. 2d 541 (Fla. 3d DCA 1990).