

# Third District Court of Appeal

State of Florida, July Term, A.D. 2013

Opinion filed November 20, 2013.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D12-2265  
Lower Tribunal No. 09-23773

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**Jose Luis Pujol and Rosa B. Pujol**  
Appellants,

vs.

**HSBC Bank, USA, N.A., etc.,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Alan R. Schwartz, Judge.

Pomeranz & Associates, P.A., and Mark L. Pomeranz (Hallandale Beach),  
for appellants.

Greenspoon Marder, P.A., and Victor Kline (Orlando) and John Pelzer (Fort  
Lauderdale), for appellee.

Before SHEPHERD, C.J., and SALTER and LOGUE, JJ.

PER CURIAM.

Affirmed.