

Supreme Court of the United States

Ilana Rigwan,

Petitioner,

v.

No. 19-6695

Jordan Lee Neus, et al.

(Respondents)

**RESPONDENT, JORDAN LEE NEUS' RESPONSE TO
PETITIONER, ILANA RIGWAN'S WRIT OF CERTIORARI**

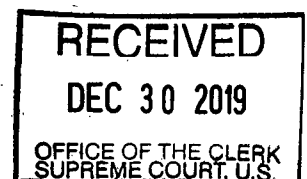
COMES NOW, Respondent, Jordan Lee Neus ("Neus"), by and through his undersigned counsel, and hereby files his Response to Petitioner, Ilana Rigwan's ("Rigwan") Writ of Certiorari, and in support thereof states:

Introduction

Rigwan's Writ of Certiorari stems from a Final Judgment for Partition entered by the trial court in the Eleventh Judicial Circuit in and for Miami-Dade County Florida, Case No.: 05-18381 CA 01 in 2008. Ever since the Final Judgment for Partition was entered, Rigwan has been doing everything and anything in her power to delay the inevitable partition of the subject real property. After filing four (4) appeals, all of which were denied by the Third District Court of Appeals, Rigwan has decided to file the frivolous Writ of Certiorari which must be denied as well.

Background

On or about June 19, 2008, the trial court of Miami-Dade County Florida, Case No.: 05-18381 CA 01 entered a Final Judgment for Partition and ordered that a real property owned by Rigwan and Neus be sold at a public sale ("Property"). Rigwan was dissatisfied with the Final Judgment of Partition and immediately appealed same. The Third District Court of Appeal



dismissed Rigwan's First Appeal. Thereafter, the Property was in Rigwan's sole possession and control until it was finally sold at a public sale in 2018.

After the Final Judgment for Partition was entered, Neus made many attempts to sell the Property. However, his attempts were met with resistance and avoidance by Rigwan who refused to cooperate and take the necessary steps to have the Property sold or listed with a real estate broker. Finally, by late 2017, Neus grew impatient with Rigwan's refusal to comply with the Final Judgment for Partition so he moved the Court for an appointment of a Special Magistrate to be tasked with selling the Property. The Court appointed a Special Magistrate who by February 2, 2018, secured a buyer for the Property, the potential buyer agreed to pay \$285,000.00 to purchase the Property. Of course, Rigwan, continued her pattern of preventing the partition of the Property and refused to sign the Purchase and Sale Agreement for the Property. Accordingly, on February 20, 2018, the trial court entered an order compelling Rigwan to sign the Purchase and Sale Agreement. However, instead of complying with the February 20, 2018 Order and signing the Purchase and Sale Agreement, Rigwan filed a Motion for Rehearing. The Court granted Rigwan's Motion for Rehearing and ordered that the Property be sold at a public sale on May 11, 2018, nonetheless, Rigwan in bad faith appealed the Order Granting her Motion for Rehearing.

On the date of the foreclosure sale, May 11, 2018, fourteen (14) bids were made for the purchase of the Property. The highest bidder of the May 11, 2018 public sale was Greenbrier Partners, LLC. The Miami-Dade Clerk then issued a Certificate of Sale in Greenbrier Partners, LLC's name. Rigwan refused to accept the sale of the Property, so on May 25, 2018 she filed a baseless Objection to the Certificate of Sale, which the trial court denied. Continuing her vexatious litigation technics, on June 18, 2018, Rigwan filed her Notice of Appeal of the trial court's Order Denying her Objection

- to Certificate of Sale. On June 29, 2018, a Certificate of Title was issued in Greenbrier Partners, LLC's name.

The Third District Court of Appeal has since affirmed both of the trial court's orders denying Rigwan's Objection to the Certificate of Sale and Granting Rigwan's Motion for Rehearing. Now, Rigwan has filed this Writ of Certiorari alleging that every Judge, attorney and party who has been involved in the Partition litigation has conspired against her. This is Rigwan's final desperate attempt to avoid the over eleven (11) year old Final Judgment of Partition. Rigwan has abused the court system and has refused to abide by the 2008 Final Judgment for Partition causing Neus to spend a massive amount in attorneys' fees fighting Rigwan's frivolous court filings.

Conclusion

The Supreme Court must deny Rigwan's Writ of Certiorari because it is just another frivolous filing by Rigwan as she continues to refuse to accept the Final Judgment of Partition and results stemming therefrom.

WHEREFORE, Respondent, Jordan Lee Neus, respectfully request that this Honorable Court deny Petitioner, Ilana Rigwan's Writ of Certiorari and grant any and all further relief and this Court deems just under these circumstances.

Respectfully submitted,

Jordan Neus

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By: /s/ Jordan Neus.
Jordan Neus