

Third District Court of Appeal

State of Florida

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

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

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.”).

APPENDIX A

M A N D A T E

from

**DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA
THIRD DISTRICT**

This cause having been brought to the Court by appeal, and after due consideration the Court having issued its opinion;

YOU ARE HEREBY COMMANDED that such further proceedings be had in said cause as may be in accordance with the opinion of this Court, and with the rules of procedure and laws of the State of Florida.

WITNESS the Honorable Kevin Emas, Chief Judge of the District Court of Appeal of the State of Florida, Third District, and seal of the said Court at Miami, Florida on this day.

DATE: December 04, 2020

CASE NO.: 20-0259

COUNTY OF ORIGIN: Dade

T.C. CASE NO.: 19-7742

STYLE: ELIZABETH MAYA, v. DEUTSCHE BANK NATIONAL TRUST COMPANY, etc.,

A True Copy

ATTEST

Mercedes M. Puerto
CLERK
DISTRICT COURT OF APPEAL
THIRD DISTRICT

ORIGINAL TO: Miami-Dade Clerk

cc: Adam B. Leichtling

Benjamin B. Carter

Elizabeth Maya

la

Appendix B

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT, IN AND FOR MIAMI-DADE COUNTY, FLORIDA

Case No.: 2019-007742-CA-01

Division: 30

DEUTSCHE BANK NATIONAL TURST COMPANY, AS TRUSTEE, etc.,

Plaintiff,

vs.

ELIZABETH MAYA,

Defendant.

FINAL JUDGMENT

THIS CAUSE came before the Court on January 9, 2020, on Plaintiff's Motion for Summary Judgment (the "Motion"). The Court, having heard the argument of counsel and/or the parties, and based on the record, makes the following findings of fact:

1. Delia G. Barboza, a single woman, owned a parcel of real property located in Miami-Dade County, Florida, with the physical address of 13370 SW 91st Terrace, Unit D, Miami, FL 33186 (the "Property"), more particularly described as:

Lot 4, in Block 34, of CALUSA POINT according to the Plat thereof, as Recorded in Plat Book 116, Page 42, of the Public Records of MIAMI-DADE County Florida.

Folio Number: 30-5902-018-2360

2. On or about March 28, 2006, Delia G. Barboza conveyed the Property to Arnold Maya, a single man, by the warranty deed recorded on April 5, 2006 in the Public Records of Miami-Dade County, Florida, at Official Records Book 24396, Page 3295.

3. On or about March 28, 2006, Arnold Maya executed a Promissory Note (the "Note") and Mortgage in the amount of \$228,000.00 with Long Beach Mortgage Company for

purposes of purchasing the Property (the "Loan"). The Mortgage was recorded on April 5, 2006, in the Public Records of Miami-Dade County, Florida, at Official Records Book 24396, Page 3296 (the "Mortgage"). Arnold Maya is the only signatory on the Note, and the Mortgage lists him as a single man.

4. Arnold Maya used the full amount of the Loan to purchase the Property.

5. On or about February 16, 2007, Washington Mutual Bank, as successor in interest to Long Beach Mortgage Company, assigned the Loan to Plaintiff. The Assignment was recorded on March 25, 2007, in the Public Records of Miami-Dade County, Florida, at Official Records Book 25478, Page 2482.

6. On or about February 20, 2007, Plaintiff filed a complaint in this Court against, among others, Arnold Maya, to foreclose the Note and Mortgage, styled *Deutsche Bank National Trust Company, as Trustee, etc. v. Arnold Maya, et al.*, case number 2007-4899-CA-01 (the "Mortgage Foreclosure").

7. On January 29, 2008, this Court entered Final Judgment for Plaintiff in the Mortgage Foreclosure (the "Mortgage Foreclosure Judgment"). The Mortgage Foreclosure Judgment was recorded on February 8, 2008, in the Public Records of Miami-Dade County, Florida, at Official Records Book 26207, Page 4186.

8. On or about September 25, 2015, Plaintiff purchased the property at the foreclosure auction in the Mortgage Foreclosure.

9. On or about October 26, 2015, Defendant Elizabeth Maya filed an Objection to Sale and Motion to Vacate Final Judgment in the Mortgage Foreclosure, asserting her homestead interest in the Property as her marital home with Arnold Maya.

10. On March 12, 2019, Plaintiff filed this action to impose and foreclose an equitable lien against Defendant's homestead interest.

11. On May 28, 2019, Defendant filed an Answer & Affirmative Defenses to Plaintiff's Complaint, and a Counterclaim. Defendant's Counterclaim was dismissed on August 8, 2019.

12. On August 15, 2019, Defendant filed a Second Counterclaim. Plaintiff filed an Answer to Defendant's Second Counterclaim on September 9, 2019.

13. Plaintiff has demonstrated that there are no genuine issues of material fact, and that Plaintiff is entitled to judgment as a matter of law on its Complaint and on Defendant's Second Counterclaim.

14. Plaintiff has factually disproven or demonstrated the legal insufficiency of each and all of Defendant's Affirmative Defenses.

Accordingly, it is hereby **ORDERED AND ADJUDGED** that:

1. This Court has jurisdiction over the subject matter and the parties in this cause.
2. Plaintiff's Motion is GRANTED. Final Judgment is entered for Plaintiff on its Complaint and Defendant's Second Counterclaim.
3. Plaintiff Deutsche Bank National Trust Company, as Trustee for the Long Beach Mortgage Loan Trust 2006-4 is entitled to impose and foreclose an Equitable Vendor's Lien against the Property in the amount used to purchase the Property. *Spikes v. OneWest Bank FSB*, 106 So. 3d 475, 478 (Fla. 4th DCA 2012); *Palm Beach Sav. & Loan Ass'n, FSA v. Fishbein*, 619 So. 2d 267, 270-271 (Fla. 1993). Plaintiff's Equitable Vendor's Lien consists of the following amounts:

Principal:	\$227,005.18
<u>Prejudgment Interest from 1/29/08:</u>	<u>\$186,384.50 (6.89% per year)</u>
Total:	\$413,389.68

Which shall bear interest from this date forward at a rate of 6.89% per annum.

4. Plaintiff, whose address is c/o Select Portfolio Servicing, Inc., 3217 South Decker Lake Drive, Salt Lake City, Utah 84119, holds an equitable vendor's lien for the total specified in paragraph 4 superior to all claim or estate of Defendant Elizabeth Maya, on the following property located in Miami-Dade County, Florida:

Lot 4, in Block 34, of CALUSA POINT according to the Plat thereof, as Recorded in Plat Book 116, Page 42, of the Public Records of MIAMI-DADE County Florida.

Address: 13370 SW 91st Terrace, Unit D, Miami, FL 33186

Folio Number: 30-5902-018-2360

5. If the sum total, with interest at the rate described in paragraph 4 and all costs accrued subsequent to this judgment are not paid, the Clerk of Court shall sell the property at public sale on May 11, 2020, at 9:00 AM, to the highest bidder for cash, after first having given notice as required by Section 45.031, Florida Statutes. The Property shall be sold by electronic sale at www.miamidade.realforeclose.com.

6. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if the Plaintiff is not the purchaser of the Property, provided, however, that the purchaser of the Property shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the clerk shall credit Plaintiff's bid with the total sum in paragraph 4, with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT THE LEGAL AID SOCIETY AT THE DADE COUNTY BAR ASSOCIATION, 123 N.W. FIRST AVENUE, SUITE 214, MIAMI, FLORIDA, (TELEPHONE: (305) 579-5733), TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE DADE COUNTY BAR ASSOCIATION LEGAL AID SOCIETY, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

DONE and ORDERED on this 9th day of January 2020.

CONFIRMED COPY

JAN - 9 2020

Circuit Court Judge Reemberto Diaz
REEMBERTO DIAZ
Circuit Court Judge

Conformed copies to:

Benjamin B. Carter, Esq.
Lapin & Leichtling, LLP
BCarter@LL-lawfirm.com
eservice@LL-lawfirm.com
Counsel for Plaintiff

Elizabeth Maya
13370 SW 91st Terrace, Apt. D
Miami, FL 33186
arnoldmaya@hotmail.com
Pro Se Defendant

Appendix C

Supreme Court of Florida

MONDAY, JUNE 14, 2021

CASE NO.: SC20-1807

Lower Tribunal No(s).:
3D20-259;
132019CA007742000001

ELIZABETH MAYA

vs. DEUTSCHE BANK NATIONAL
TRUST COMPANY, ETC.

Petitioner(s)

Respondent(s)

This cause having heretofore been submitted to the Court on jurisdictional briefs and portions of the record deemed necessary to reflect jurisdiction under Article V, Section 3(b), Florida Constitution, and the Court having determined that it should decline to accept jurisdiction, it is ordered that the petition for review is denied.

No motion for rehearing will be entertained by the Court. See Fla. R. App. P. 9.330(d)(2).

POLSTON, LABARGA, LAWSON, MUÑIZ, and COURIEL, JJ., concur.

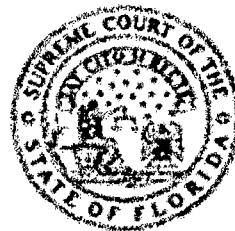
A True Copy

Test:



John A. Tomasino

Clerk, Supreme Court



Appendix D

Supreme Court of Florida

MONDAY, JUNE 14, 2021

CASE NO.: SC20-1807

Lower Tribunal No(s).:
3D20-259;
132019CA007742000001

ELIZABETH MAYA

vs. DEUTSCHE BANK NATIONAL
TRUST COMPANY, ETC.

Petitioner(s)

Respondent(s)

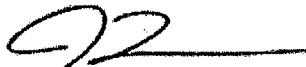
This cause having heretofore been submitted to the Court on jurisdictional briefs and portions of the record deemed necessary to reflect jurisdiction under Article V, Section 3(b), Florida Constitution, and the Court having determined that it should decline to accept jurisdiction, it is ordered that the petition for review is denied.

No motion for rehearing will be entertained by the Court. See Fla. R. App. P. 9.330(d)(2).

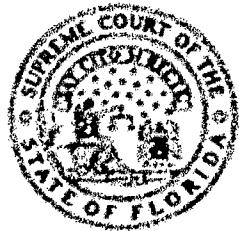
POLSTON, LABARGA, LAWSON, MUÑIZ, and COURIEL, JJ., concur.

A True Copy

Test:



John A. Tomasino
Clerk, Supreme Court



Appendix D

Supreme Court of Florida

FRIDAY, JUNE 25, 2021

CASE NO.: SC20-1807

Lower Tribunal No(s).:

3D20-259;

132019CA007742000001

ELIZABETH MAYA

vs. DEUTSCHE BANK NATIONAL
TRUST COMPANY, ETC.

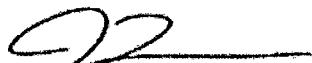
Petitioner(s)

Respondent(s)

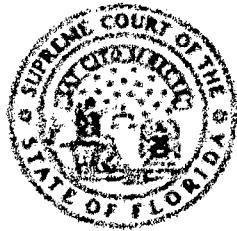
Petitioner's "Motion Request for Extention of Time to Answer
Decline to Accept Jurisdiction" is hereby denied.

A True Copy

Test:



John A. Tomasino
Clerk, Supreme Court



ks

Served:

BENJAMIN B. CARTER
ADAM B. LEICHTLING
ELIZABETH MAYA

[Change PIN](#) [Logoff](#)

Claimant Home	Claimant Information		
Inbox	Name: Maya, Arnold G.	Claimant ID: 1750115	Claim ID: 2020-03
View and Maintain Account Information	Effective Date: 03/22/2020		Benefit Year End: 09/04/2021
Determination, Pending Issue and Decision Summary	Weekly Benefit Amount: \$125	Balance: \$3,500	Monetary Status: Eligible Redetermined
Explore Available Supports and Services	Maximum Benefit Amount: \$9,875	Earnings Disregard: \$58.00	File Date: 05/08/2020

Requested Benefit Payment Information

Last Week Signed: **3/14/2021 - 3/20/2021** Waiting Week:
 Last Week Paid: **3/14/2021 - 3/20/2021** Service Language: **English** Current Program Type: **Pandemic - COVID 19**

IMPORTANT ITEMS THAT NEED YOUR IMMEDIATE ATTENTION - CLICK ON LINK TO VIEW ITEMS
Messages - Notice of events, status changes, and other available actions

- You may log back in to CONNECT on 04/07/2021 to request benefit payment for your next available week(s). Your deadline to request those weeks is 04/29/2021.
- A payment in the amount of \$125 was issued to you on 3/29/2021.
- Your IRS Form 1099-G was sent to your mailing address on file. If you have not received the form: 1) Select 1099-Gs option to view and print a copy; or 2) Contact this office at 800-204-2418 to request an additional copy. To review your current mail or email address information, select "View and Maintain", then "Contact Information".

[My 1099-Gs and 49Ts](#)
[FAQs](#)
[Workforce Registration Information](#)
[Initial Skills Review](#)
[Read the Benefit Rights Information Handbook](#)
[Florida Reemployment Assistance Way2Go Debit Card Fee Schedule](#)
Reemployment Assistance Home Page - Available Navigation Options
[Claimant Home](#)
[Claimant Home](#)
[Inbox](#)

View and/or complete outstanding Fact Finding, View Correspondence and all Determinations and Decisions. A path to Appeal adverse Determinations or Decisions.

[View and Maintain Account Information](#)

View and/or maintain personal information, tax withholding, prior payments, update payment method, other claim information.

[Determination, Pending Issue and Decision Summary](#)

View Wage Determinations, Pending Issues Information, Eligibility Determinations and Appeal Decisions.

[Explore Available Supports and Services](#)

Learn about assistance from other groups both within and outside of Florida State Agencies.

[My 1099-Gs and 49Ts](#)

View and Print your 1099-Gs - Certain Government Payments statement and 49Ts - Receipt Of Payment.

[FAQs](#)

Frequently Asked Questions about Reemployment Assistance.

[Workforce Registration Information](#)

View your registration status and instructions to fully register. Links to the Employ Florida Marketplace and to find your local CareerSource.

[Initial Skills Review](#)

View the Initial Skills Assessment Review Training Material and/or access and complete the assessment

[Read the Benefit Rights Information Handbook](#)

You should understand your rights and responsibilities as a Florida reemployment assistance claimant.

[Florida Reemployment Assistance Way2Go Debit Card Fee Schedule](#)

Learn more about the Florida Reemployment Assistance Way2Go Debit Card, potential fees and the mobile banking options available.

[Change PIN](#) [Logoff](#)

Appendix E

Claimant Home	Claimant Information	Claimant ID: 5897093	Claim ID: 2020-01
Inbox	Name: Maya, Elizabeth B. Effective Date: 03/22/2020	Benefit Year End: 03/21/2021	Claim Status: Expired_Active
View and Maintain Account Information	Monetary Information		
Determination, Pending Issue and Decision Summary	Weekly Benefit Amount: \$205 Maximum Benefit Amount: \$8,200	Balance: Earnings Disregard  \$4,510 \$58.00	Monetary Status: Eligible Redetermined File Date: 03/31/2020

Determination, Pending Issue and Decision Summary	Requested Benefit Payment Information
	Last Week Signed: 5/9/2021 - 5/15/2021 Waiting Week: 3/22/2020 - 3/28/2020 Current Program Type: Pandemic EUC Last Week Paid: 5/9/2021 - 5/15/2021 Service Language: English

Explore Available Supports and Services	IMPORTANT ITEMS THAT NEED YOUR IMMEDIATE ATTENTION - CLICK ON LINK TO VIEW ITEMS
---	---

[My 1099-Gs and 49Ts](#)
[FAQs](#)
[Workforce Registration Information](#)
[Read the Benefit Rights Information Handbook](#)
[Florida Reemployment Assistance Way2Go Debit Card Fee Schedule](#)

Messages - Notice of events, status changes, and other available actions

- You may log back in to CONNECT on 05/31/2021 to request benefit payment for your next available week(s). Your deadline to request those weeks is 06/17/2021.

Reemployment Assistance Home Page - Available Navigation Options

Claimant Home

[Claimant Home](#)

Inbox

View and/or complete outstanding Fact Finding, View Correspondence and all Determinations and Decisions. A path to Appeal adverse Determinations or Decisions.

Determination, Pending Issue and Decision Summary

View Wage Determinations, Pending Issues Information, Eligibility Determinations and Appeal Decisions.

View and Maintain Account Information

View and/or maintain personal information, tax withholding, prior payments, update payment method, other claim information.

My 1099-Gs and 49Ts

View and Print your 1099-Gs - Certain Government Payments statement and 49Ts - Receipt Of Payment.

Learn about assistance from other groups both within and outside of Florida State Agencies.

Workforce Registration Information

View your registration status and instructions to fully register. Links to the Employ Florida Marketplace and to find your local CareerSource.

FAQs

Frequently Asked Questions about Reemployment Assistance.

Florida Reemployment Assistance Way2Go Debit Card Fee Schedule

Learn more about the Florida Reemployment Assistance Way2Go Debit Card, potential fees and the mobile banking options available.

Read the Benefit Rights Information Handbook

You should understand your rights and responsibilities as a Florida reemployment assistance claimant.

Florida Reemployment Assistance Way2Go Debit Card Information

If you have elected to receive payments on a Florida Reemployment Assistance Way2Go Debit Card and have never received a card before, or a previous card has expired, you will be mailed a new card with your first payment. If you had a card issued within the last 3 years, it is still valid and will receive issued payments. If you need assistance with your Personal Identification Number (PIN), or if your card has been lost or stolen, contact the debit card provider, Conduent immediately at 1-833-888-2780 or online at <https://www.goprogram.com/goedcrecipient/#/>

Third District Court of Appeal

State of Florida

Opinion filed January 30, 2019.
Not final until disposition of timely filed motion for rehearing.

No. 3D18-914
Lower Tribunal No. 07-4899

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, for appellee.

Before EMAS, C.J., and FERNANDEZ and SCALES, JJ.

EMAS, C.J.

Introduction

Elizabeth Maya appeals a final judgment entered against her in January 2018. Because the trial court was without jurisdiction to enter the final judgment, we reverse.

Facts and Procedural History

On March 28, 2006, Arnold Maya acquired his interest in the subject property by warranty deed, and executed a promissory note in the amount of \$228,000 secured by a mortgage on the subject property. Arnold is the only borrower on the note and both the mortgage and the deed describe Arnold as “a single man.”

In October 2006, Arnold defaulted on the loan and Deutsche Bank commenced a foreclosure action, naming the unknown spouse of Arnold Maya as a defendant. Service was returned with the comment: “defendant is not married.” As a result, in January 2008, Deutsche Bank dropped the “unknown spouse of Arnold Maya” as a party.

On January 30, 2008, the trial court entered final judgment of foreclosure. Arnold appealed the judgment to this Court, but the appeal was dismissed when Arnold failed to file an initial brief. See Maya v. Deutsche Bank Nat. Tr. Co., 993 So. 2d 531 (Fla. 3d DCA 2008) (table). Arnold then filed several bankruptcy petitions, further delaying the foreclosure sale.

Seven years later (August 2015), the trial court reset the foreclosure sale for September 25, 2015. Deutsche Bank was the winning bidder and the clerk issued the certificate of sale.

On October 2, 2015, Arnold filed an objection to sale and, on October 26, the day before the hearing on Arnold's objection, Elizabeth Maya (Arnold Maya's spouse) filed an objection to sale and motion to vacate the final judgment, certificate of title and to reinstate the case for trial. She argued that she and Arnold had been married since 1991, and that she has owned the property with her husband since its purchase in 2006. Elizabeth argued that, because she was not named in the final judgment, her homestead interest has not been extinguished and she has not been given the opportunity to defend against the foreclosure.

The trial court entered an order on January 7, 2016, stating: “[u]pon agreement of the parties, the motion is withdrawn pending negotiation of a cash for keys settlement.” Elizabeth's objection and motion was never refiled, even after negotiations between her and Deutsche Bank fell apart.

In July 2016, Deutsche Bank filed a motion for leave to file a supplemental complaint to add Elizabeth Maya as a party. That motion was granted and the supplemental complaint was filed. Deutsche Bank later amended the supplemental complaint to assert a claim for an equitable vendor's lien against Elizabeth Maya.

In January 2018, Deutsche Bank filed a motion for summary judgment upon the amended supplemental complaint. The trial court granted the motion and entered final judgment against Elizabeth Maya on the equitable vendor's lien claim in the amount of \$356,185.41 (including prejudgment interest). This appeal follows.

Analysis

The question is whether, under these facts, the trial court retained jurisdiction, following entry of the original final judgment (which became final on appeal in 2008), to permit Deutsche Bank in 2016 to file a supplemental complaint adding Elizabeth Maya as a party to pursue an equitable vendor's claim against her, and to enter the subsequent 2018 final judgment on appeal. The answer to that question is no, as the time period for altering, modifying or vacating the judgment had long expired, and the 2008 final judgment did not retain jurisdiction to allow for a supplemental, post-judgment complaint.¹

This case is indistinguishable from our decision in Ross v. Wells Fargo Bank, 114 So. 3d 256, 257 (Fla. 3d DCA 2013) where we held:

¹ Compare the language from the original final judgment of foreclosure ("Jurisdiction of this action is retained to enter further orders as are proper including, without limitation, writs of possession and deficiency judgments.") with the final judgment entered upon the supplemental complaint ("This Court shall retain jurisdiction over this action to enter further orders that are proper, including, without limitation, writs of possession, *and re-foreclosure of any omitted necessary parties.*") (Emphasis added).

Generally, a trial court loses jurisdiction upon the rendition of a final judgment and expiration of the time allotted for altering, modifying or vacating the judgment. Patin v. Popino, 459 So.2d 435 (Fla. 3d DCA 1984). The court retains jurisdiction to the extent such is specifically reserved in the final judgment or to the extent provided by statute or rule of procedure. Ross v. Damas, 31 So.3d 201 (Fla. 3d DCA 2010); Harrell v. Harrell, 515 So.2d 1302 (Fla. 3d DCA 1987). In the instant case, the trial court entered a final judgment of foreclosure against Tarazi on July 8, 2008. That final judgment contained only a general reservation of jurisdiction: ‘The Court retains jurisdiction of this action to enter further Orders that are proper including, without limitation, writs of possession and deficiency judgments.’ The final judgment did not retain jurisdiction to allow for a supplemental complaint to add an omitted party post-judgment. In permitting such a supplemental post-judgment proceeding, the trial court acted in the absence of jurisdiction.

See also Garcia v. Christiana Tr., 230 So. 3d 66, 69 (Fla. 3d DCA 2017) (“[T]he general reservation of jurisdiction does not allow for a supplemental complaint or to add an omitted party post-judgment.”); Singer v. Singer, 219 So. 3d 944 (Fla. 4th DCA 2017) (holding that the final order “did not contain a specific reservation of the court’s jurisdiction to permit a supplemental complaint post judgment to add a third party.”)

We therefore reverse and remand with directions to vacate the final judgment on appeal and reinstate the 2008 final judgment.²

² As we indicated in Ross, our decision here is without prejudice to Deutsche Bank “filing a separate foreclosure action against the previously-omitted defendant.” Id. at 257 n. 3.