

App.1
IN THE CIRCUIT COURT OF THE ELEVENTH
JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
Case No. 2014-010344-CA-01

MTGLQ INVESTORS, L.P.,

Plaintiff
v.

MEL GORHAM, ALEXANDER MOSKOVITS, *et al.*

Defendants.***

FINAL JUDGMENT OF FORECLOSURE

THIS ACTION was heard before the Court on Plaintiff's Motion for Summary Final Judgment on August 14, 2019. On the evidence presented, IT IS ORDERED AND ADJUDGED that Plaintiff's Motion for Summary Final Judgment is granted against all defendants... ***

The Clerk of Courts shall conduct the sale... on October 1, 2019, to the highest bidder for cash ***

DONE and ORDERED at Miami, Miami-Dade County, Florida on this 14th day of August, 2019.
John W. Thornton, Jr.
CIRCUIT COURT JUDGE

App.2
IN THE CIRCUIT COURT OF THE ELEVENTH
JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
CASE NO: 2014-010344-CA-01 SECTION: CA27
JUDGE: Thomas J. Rebull

MTGLQ Investors, L.P.

Plaintiff(s)

vs.

Gorham, Mel *et al.*,

Defendant(s)

/

ORDER DENYING DEFENDANT'S MOTION TO
DISMISS FOR LACK OF STANDING *AB INITIO*

THIS CAUSE came to be heard on December 6, 2022 on the Defendant's Motion to Dismiss for Lack of Standing *Ab Initio*. The Court having considered the Motion, heard the argument of counsel, reviewed the file, and being otherwise fully advised in the matter finds that the Motion to Dismiss *Ab Initio* should be denied. It is therefore, ORDERED AND ADJUDGED:

1. The Motion to Dismiss for Lack of Standing *Ab Initio* filed by Defendant, Alexander Moskovits, is hereby DENIED. Any purported lack of standing does not affect the Court's subject matter jurisdiction. *See Godfrey v. Reliance Wholesale, Inc.*, 68 So. 3d 930 (Fla. 3d DCA 2011).

App.3

DONE and ORDERED in Chambers at Miami-Dade
County, Florida on this 7th day of December, 2022.
Hon. Thomas J. Rebull
CIRCUIT COURT JUDGE

IN THE CIRCUIT COURT OF THE ELEVENTH
JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA
CASE NO: 2014-010344-CA-01 SECTION: CA27
JUDGE: Thomas J. Rebull

MTGLQ Investors, L.P.

Plaintiff(s)

v.

Gorham, Mel *et al.*,

Defendant(s)

/

ORDER GRANTING MOTION TO RESCHEDULE
FORECLOSURE SALE

THIS CAUSE having come on to be heard on
December 6, 2022 upon Plaintiff's Motion to
Reschedule Foreclosure Sale in the referenced cause,
and the Court having considered same, and being fully
advised in the premises, it is ORDERED and
ADJUDGED: ***

App.4

This Court previously entered Final Judgment of Foreclosure on August 14, 2019, but the judicial foreclosure sale did not take place as scheduled therein. ...The judicial foreclosure sale is hereby rescheduled to take place on February 6, 2023

DONE and ORDERED in Chambers at Miami-Dade County, Florida on this 7th day of December, 2022.

Hon. Thomas J. Rebull
CIRCUIT COURT JUDGE

IN THE DISTRICT COURT OF APPEAL OF
FLORIDA
THIRD DISTRICT
FEBRUARY 07, 2023
CASE NO.: 3D23-0033 L.T. NO.: 14-10344

Alexander MOSKOVITS,

Appellant(s)/Petitioner(s),
v.

MTGLQ INVESTORS, L.P.,

Appellee(s)/Respondent(s).

Appellant shall show cause, within ten (10) days from the date of this Order, as to why the appeal should not be dismissed as one taken from a non-final, non-appealable order. ***

App.5
IN THE DISTRICT COURT OF APPEAL OF
FLORIDA
THIRD DISTRICT
MARCH 14, 2023
CASE NO.: 3D23-0033 L.T. NO.: 14-10344

Alexander MOSKOVITS,

Appellant(s)/Petitioner(s),

v.

MTGLQ INVESTORS, L.P.,

Appellee(s)/Respondent(s).

2023 Fla. App. LEXIS 4189 * | 2023 WL 4099624

Upon the Court's own motion, it is ordered that the above-styled appeal is hereby dismissed as one taken from a non-final, non-appealable order.

FERNANDEZ, C.J., and HENDON and BOKOR, JJ., concur.

App.6
IN THE DISTRICT COURT OF APPEAL OF
FLORIDA
THIRD DISTRICT
MAY 10, 2023
CASE NO.: 3D23-0033 L.T. NO.: 14-10344

Alexander MOSKOVITS,

Appellant(s)/Petitioner(s),
v.

MTGLQ INVESTORS, L.P.,

Appellee(s)/Respondent(s).

/

2023 Fla. App. LEXIS 4138 * | 2023 WL 4098508

Upon consideration, Appellant's Motion for Rehearing *En Banc*, Certification, and Issuance of a Written Opinion is treated as having included a motion for rehearing. The motion for rehearing, certification, and issuance of a written opinion is denied. The Motion for Rehearing *En Banc* is denied.

FERNANDEZ, C.J., and HENDON and BOKOR, JJ.,
concur.

App.7
SUPREME COURT OF FLORIDA
MONDAY, JUNE 12, 2023

Alexander Eugenio Moskovits,
Petitioner(s),

v.

SC2023-0847
Lower Tribunal
No(s).: 3D23-0033;
132014CA01034400
001

MTGLQ Investors, L.P.,
Respondent(s).

/

2023 Fla. LEXIS 898 * | 2023 WL 3938109

Notice: DECISION WITHOUT PUBLISHED
OPINION

Opinion

This case is hereby dismissed. This Court lacks jurisdiction to review an unelaborated decision from a district court of appeal that is issued without opinion or explanation or that merely cites to an authority that is not a case pending review in, or reversed or quashed by, this Court. *** No motion for rehearing or reinstatement will be entertained by the Court.

John A. Tomasino
Clerk, Supreme Court

App.8
IN THE CIRCUIT COURT OF THE ELEVENTH
JUDICIAL CIRCUIT
IN AND FOR MIAMI-DADE COUNTY, FLORIDA

HSBC BANK USA, N.A.,

Plaintiff(s),
v.

MEL GORHAM, ***
ALEXANDER MOSKOVITS,***

Defendant(s)
_____/

VERIFIED COMPLAINT TO FORECLOSE
MORTGAGE

***Prior to and continuing through the date of the filing of this Complaint, the Plaintiff was, and remains, the holder of the Note. Plaintiff is the originating lender. The Servicer or counsel as its agent, at the direction of Plaintiff is in possession of the original Note. Certification detailing possession is filed contemporaneously herewith. ***

CERTIFICATION OF NOTE POSSESSION

I, the undersigned, under penalties of perjury, declare as follows: 1. I am the Collateral Documents Custodian of Aldridge Connors, LLP (Counsel). Counsel has been retained to represent HSBC Bank USA, N.A. in legal proceedings to enforce a promissory note secured by property located at: 5055 Collins Avenue, #4-N, Miami Beach, FL 33140 ...

App.9

2. On January 31, 2014, at 10:52 a.m., I personally reviewed the collateral file located at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, that was provided to Aldridge Connors, LLP for purposes of its representation of HSBC Bank USA, N.A. in connection with enforcing the note secured by the Property. I confirm that the collateral file contained the original promissory note evidencing the debt secured by the Property, and attached hereto is a correct copy of the original promissory note and allonge(s), if any.

ROSA M. SUTTLE