

FLORIDA THIRD DISTRICT COURT OF APPEAL

Ana M. Nunez v. Yospa A. Abin

No. 3D24-2010; Lower Tribunal No. 21-6457-CA-01 · No. No. 3D24-2010 · Decided August 6, 2025

SUMMARY

Ana M. Nunez appealed a final judgment awarding property rights to Yospa A. Abin after a jury trial in Miami-Dade County Circuit Court. The Florida Third District Court of Appeal summarily affirmed under Florida Rule of Appellate Procedure 9.315(a), finding no preliminary basis for reversal.

CASE DETAILS

COURT	Florida Third District Court of Appeal
WRITING FOR THE COURT	Gordo, J.; Emas, J.; Logue, J.
JURISDICTION	Florida Third District Court of Appeal
DECIDED	August 6, 2025
DOCKET	No. 3D24-2010
DISPOSITION	affirmed
PROCEDURAL POSTURE	Appeal from a final judgment entered after a jury trial in favor of the appellee concerning property rights.
PRECEDENTIAL VALUE	published
PARTIES	Ana M. Nunez v. Yospa A. Abin

TOPICS

- appellate procedure
- appellate jurisdiction
- title disputes
- real estate

PRACTICE AREAS

- appellate procedure
- real estate
- civil procedure

QUESTIONS PRESENTED

- Whether the appealed final judgment should be summarily affirmed under Florida Rule of Appellate Procedure 9.315(a) because the initial brief and record demonstrated no preliminary basis for reversal.

HOLDINGS

1. The court summarily affirmed the final judgment because, after reviewing the initial brief and record, it found no preliminary basis for reversal.

KEY QUOTATIONS

“After service of the initial brief[,] . . . the court may summarily affirm the order to be reviewed if the court finds that no preliminary basis for reversal has been demonstrated.” (2)

FACTUAL BACKGROUND

Following a jury trial, the circuit court entered a final judgment awarding property rights in favor of Yospa A. Abin. Ana M. Nunez appealed that judgment, and the Third District reviewed her initial brief and the record.

PROCEDURAL HISTORY

Nunez appealed the Circuit Court for Miami-Dade County's final judgment awarding property rights in favor of Abin after a jury trial. The Third District Court of Appeal summarily affirmed after reviewing the initial brief and record.

DISPOSITION

affirmed

CASES CITED

- Song v. Luo, No. 3D24-0494, 2025 WL 1944880, at *1 (Fla. 3d DCA July 16, 2025)

OPINION

Ana M. Nunez v. Yospa A. Abin

PER CURIAM.

Third District Court of Appeal State of Florida Opinion filed August 6, 2025. Not final until disposition of timely filed motion for rehearing. _____ No. 3D24-2010 Lower Tribunal No. 21-6457-CA-01 _____ Ana M. Nunez, Appellant, vs. Yospa A. Abin, Appellee. An Appeal from the Circuit Court for Miami-Dade County, Migna Sanchez-Llorens, Judge. Ana M. Nunez, in proper person. Trust Counsel, PL and Javier Penarredonda and Joshua Levine, for appellee. Before EMAS, LOGUE and GORDO, JJ. GORDO, J. Ana M. Nunez (“Nunez”) appeals from a final judgment after a jury trial awarding property rights in favor of Yospa A. Abin (“Abin”). We have jurisdiction. Fla. R. App. P. 9.030(b)(1)(A). Having carefully reviewed the initial brief and record, we affirm on the authority of Florida Rule of Appellate Procedure 9.315(a). See Fla. R. App. P. 9.315(a) (“After service of the initial brief[,] . . . the court may summarily affirm the order to be reviewed if the court finds that no preliminary basis for reversal has been demonstrated.”); Song v. Luo, No. 3D24-0494, 2025 WL 1944880, at *1 (Fla. 3d DCA July 16, 2025). Affirmed. 2

