

# **Third District Court of Appeal**

**State of Florida, January Term, A.D., 2009**

Opinion filed January 21, 2009.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D08-791  
Lower Tribunal No. 06-18885

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**U.S. Properties, Inc., and Emilio Garcia Mena,**  
Appellants

vs.

**Pablo Martinez and Rene Martinez Miranda,**  
Appellees.

An Appeal from the Circuit Court for Miami-Dade County, Pedro P. Echarte, Jr., Judge.

Aubrey G. Rudd, for appellants.

Sanchez-Galarraga and Jorge Sanchez-Galarraga, for appellees.

Before GERSTEN, C.J., and COPE and LAGOA, JJ.

PER CURIAM.

Affirmed.