

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT  
IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO. [REDACTED] DIVISION: 41 JUDGE: Rodriguez, Carlos Augusto (41)

[REDACTED]

Plaintiff(s) / Petitioner(s)

v.

[REDACTED]

Defendant(s) / Respondent(s)

\_\_\_\_\_ /

**FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE**

This cause came before this Court for a trial on March 5, 2025 on the Petitioner [REDACTED] Petition for Dissolution of Marriage and for partition of real property and on the Respondent [REDACTED] [REDACTED] counter petition for divorce. The Court, having reviewed the file heard the testimony of petitioner and respondent, and received documentary evidence, makes the following findings of fact and adjudications:

FINDINGS:

1. [REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

5. [REDACTED]  
[REDACTED]  
[REDACTED]

6. [REDACTED]

ORDERED AND ADJUDGED:

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED].

[REDACTED]  
[REDACTED]

[REDACTED]

1. [REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

- [REDACTED]
- [REDACTED]
  - [REDACTED]
  - [REDACTED]
  - [REDACTED]

1) [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

|            |            |
|------------|------------|
| [REDACTED] |            |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] |            |

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]

- [REDACTED]  
[REDACTED]
- [REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

ii. [REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

It is ordered that the mortgage be satisfied from the sales proceeds of the marital home.

**SECTION III. USE/POSSESSION/PARTITION AND SALE OF MARITAL HOME**

1. The property legally ( Marital Home) described below is not subject to partition and as such shall be sold in accordance with the terms below.

[REDACTED]

2. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

3. The Court has determined that the most effective way to sell the property is to appoint a Special Magistrate who is a licensed realtor to serve in both capacities.

4. The Court appoints Madeline Espina Lic#3083139, Tel 305 205 5232 [email-madelin@madelinespino.com](mailto:email-madelin@madelinespino.com) to serve as Special Magistrate and Realtor to sell the property at private sale.

5. The Special Magistrate shall establish List price supported by a market analysis.

6. The property shall be placed for sale within fifteen ( 15 ) days of the date of this Judgment.

7. Any offers to purchase the property shall be under a standard Fla Bar Residential “As Is” real estate contract.

8. The parties and special magistrate shall be required to accept any reasonable “As Is” offer

within three ( 3%) percent of the list price and both the special magistrate and petitioner and respondent shall be required to execute all documents reasonably required to effect the sale and closing of the marital home including the contract for sale, deed of conveyance and other documents customarily required in a residential real estate sale.

9. The Special Magistrate shall be compensated at the realtor's standard commission rate not to exceed (6%) of the sales price of the property and under the terms and conditions of a standard Florida Bar/Florida Board of realtors Listing Agreement.

10. The parties are hereby ordered to cooperate with the Special Magistrate's efforts to appraise the property and then market it for sale which shall include making the property available for showing at reasonable times and days and keeping the property in good, neat and orderly condition for show purposes.

11. In the event that the property has not sold within six ( 6 ) months of the date of first listing then the special magistrate shall have the authority to reduce the list price of the property to such lower price that is supported by market analysis.

12. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

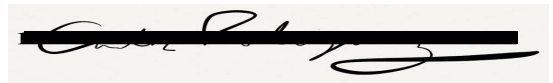
13. [REDACTED]  
[REDACTED]  
[REDACTED]

16. The special magistrate shall keep the Court reasonably informed of the status and sale of the property including notifying the Court when a) the property has been listed for sale or when any reductions to list price has occurred, b) a contract for sale has been executed and c) when sale and closing has been consummated in accordance with the terms of this Order.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**DONE AND ORDERED** in Chambers at Broward County, Florida on 10th day of March, 2025.



[REDACTED] 03-10-2025 [REDACTED]

Hon. Carlos A Rodriguez  
**CIRCUIT COURT JUDGE**  
Electronically Signed by Carlos A Rodriguez

**Copies Furnished To:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]