

**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)

_____/

ORDER APPOINTING SPECIAL MAGISTRATE TO SELL PROPERTY

This Cause having come before the Court for final hearing hearing on March 6, 2025 on the petition and counter petition for divorce and for partition of the property described below.

FINDINGS

1. This concerns the sale of the property (Marital Home) legally described as follows: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
2. The Court has ordered the sale of the property in accordance with the petitioner's action for partition.
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.

ADJUDICATIONS

4. The Court appoints Madelin Espino, Lic#3083139, Tel 305 205 5232 [email-madelin@madelinespino.com](mailto: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 Order.
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/value 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]
[REDACTED]
13. [REDACTED]
[REDACTED]
[REDACTED]

14. 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.
15. The court reserves jurisdiction over the parties and special magistrate for the purpose of entering such further orders that may become necessary to facilitate the sale of the property.

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

[REDACTED]

[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]