

Real Property Litigation

Overview

Carlton Fields handles all types of real property litigation. Our lawyers regularly represent clients in a wide range of commercial disputes that involve every aspect of the rights and duties associated with real property. We represent clients in state and federal courts across the country, as well as in matters before arbitration panels and administrative bodies.

Our clients include developers, owners, landlords, and tenants, and we have particularly extensive experience in representing title insurers and their insureds. We regularly represent lenders who hold mortgages or other claims secured by interests in real property in enforcing those claims, including in lien priority disputes. Our broad experience also includes representing clients in disputes regarding purchase and sale agreements, joint ventures, development agreements, leases, restrictive covenants, mineral rights, riparian rights, easements or other access rights, boundary disputes, and adverse possession. We handle eminent domain actions, partition suits, slander of title suits, quiet title suits and disputes, specific performance actions, and tort claims and other actions involving the use and development of real property. We also have defended several class action suits arising out of real property ownership, transactions, and regulation.

Experience

Developer Litigation

- Obtained verdict for our client in 15-day bench trial on breach of contract claims arising from termination of a \$68 million purchase and sale contract in Los Angeles Superior Court.
- Obtained affirmance on appeal of judgment granting specific performance on a \$13.5 million commercial real estate transaction.
- Obtained affirmance on appeal of a judgment declaring that the redevelopment of a commercial property would not overburden or violate a joint cross-access easement between shopping center client and an adjoining shopping center.
- Represented developers in condominium litigation, Interstate Land Sales Act litigation, and escrow deposit dispute litigation.

Landlord Tenant Disputes

- Represented national and regional commercial property owners in lease enforcement, tenant litigation, exclusive use issues, environmental issues, insurance-related matters, and bankruptcy-related litigation.
- Represented national retail chain concerning lease enforcement efforts against landlords, including enforcing exclusive-use rights, disputing common-area maintenance charges, determining liquidated damages resulting from failure to timely provide lease premises to tenant, enforcing self-insurance provisions, and otherwise resolving disputes concerning lease interpretation.
- Represented landlords and tenants concerning allegations of air quality and mold issues in lease premises.
- Represented national retail chain in dispute with subtenant concerning exercise of self-help, which was preventing construction of retail store.
- Represented nationwide retail chain concerning landlords' efforts to fabricate default in effort to cancel valuable long-term lease rights.
- Represented national grocery store chain in reversal of a summary judgment, resulting in opinion establishing the validity and enforceability of a commercial exclusive covenant in recorded shopping center lease.

Eminent Domain Actions

- Represented developers in condemnation proceedings, including opposing reasonableness and scope of taking, determining fair market value of interests taken, and related proceedings.
- Represented major developer concerning proposed taking of 70-plus acre parcel and established that fair market value on date of taking was more than 25 times greater than the value proposed by the condemning entity.
- Represented quasi-governmental agency in efforts to obtain, via eminent domain, sufficient real property to double track existing railroad line from Fort Lauderdale to West Palm Beach.
- Represented property owners in raising inverse condemnation claims, including Bert Harris claim pursuant to Florida Statutes.
- Represented property owner in eminent domain action in which initial offer was \$200,000 and ultimate award by a 12-person jury was \$5.2 million.

Commercial Foreclosures and Loan Workouts

- Represented secured lender in restructure of \$200 million in loans to significant commercial real estate developer.

- Represented secured lenders and indenture trustees in workouts, foreclosures, and bankruptcy matters involving condominium projects, subdivisions, multifamily, commercial, office, and retail properties.
- Represented national lending institutions in commercial foreclosures in federal and state courts involving
 - hotels, fractured residential and commercial condominiums
 - agricultural property, partially developed land, and undeveloped land
 - industrial property, strip malls, and office buildings
 - homeowner associations
- Represented receivers and special masters in federal and state courts to manage commercial properties in foreclosure.
- Tried commercial foreclosure action resulting in \$7.6 million final judgment in favor of client against borrower and guarantors on office complex in Vero Beach, Florida.
- Represented major national banks in commercial mortgage foreclosures.

Lien Priority Disputes

- Represented national life insurance company in a multimillion-dollar foreclosure action, with appellate proceedings involving litigation over lien priority rights between lender and community development association over unpaid property assessments.
- Represented lender in challenge to validity of its mortgage on grounds it was unauthorized under a partnership agreement and obtained summary judgment based on finding of ratification.
- Represented lender in equitable subrogation claim resulting in judgment in favor of lender after bench trial.
- Represented institutional lender in mortgage priority dispute with holder of “silent second” mortgage that had been recorded before institutional lender’s mortgage.

Title and Other Real Property Disputes

- Obtained dismissal of multimillion-dollar slander of title counterclaim based upon lis pendens and ruling that statements in lis pendens were made within the course of judicial proceedings and were thus subject to the absolute litigation privilege.
- Established prior owner of property’s title under theory of constructive trust at bench trial.

- Represented borrower in defense of ejectment suit seeking to evict borrower from her property, thereby depriving borrower of equity in the property, and obtained reversal of trial court's order entitling lender to ejectment.
- Represented nationwide commercial property owners in action to enforce restrictive covenants against regional developer that was developing adjoining parcel.
- Represented developer against local governments' efforts to prohibit development of multiacre parcel.
- Represented purchaser of multiacre parcel concerning sale and leaseback transaction where seller was seeking to have transaction recharacterized as a loan.
- Represented property owners and developers concerning alleged environmental or conservation violations.
- Represented property owners in matters of encroachment, easement, mineral rights, and other use issues involving adjoining or subtending property owners.

Insights

03.25.2024

Real Property, Financial Services, & Title Insurance Update: Week Ending March 22, 2024

02.14.2024

My House Was Just Stolen: Title Fraud, The Problem, And The Beginning Of A Solution
Actionline, Real Property Probate and Trust Law Section of The Florida Bar

02.13.2024

The Docket: N.Y. Court Holds Insurer's Claim Timely in Foreclosure Action
Title News, American Land Title Association

07.29.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending July 29, 2022

07.22.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending July 22, 2022

07.15.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending July 15, 2022

07.08.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending July 8, 2022

07.01.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending July 1, 2022

06.24.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending June 24, 2022

06.17.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending June 17, 2022

06.10.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending June 10, 2022

06.03.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending June 3, 2022

05.27.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending May 27, 2022

05.20.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending May 20, 2022

05.13.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending May 13, 2022

05.06.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending May 6, 2022

04.29.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending April 29, 2022

04.22.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending April 22, 2022

04.16.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending April 16, 2022

04.08.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending April 8, 2022

04.01.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending April 1, 2022

03.25.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending March 25, 2022

03.18.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending March 18, 2022

03.12.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending March 11, 2022

03.05.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending March 4, 2022

02.26.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending February 25, 2022

02.19.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending February 18, 2022

02.12.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending February 11, 2022

02.05.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending February 4, 2022

01.29.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending January 28, 2022

01.22.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending January 21, 2022

01.15.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending January 14, 2022

01.11.2022

Real Property, Financial Services, & Title Insurance Update: Week Ending January 7, 2022

12.28.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending December 24, 2021

12.18.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending December 17, 2021

12.11.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending December 10, 2021

12.03.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending December 3, 2021

11.26.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending November 26, 2021

11.19.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending November 19, 2021

11.12.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending November 12, 2021

11.05.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending November 5, 2021

10.29.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending October 29, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending October 22, 2021

10.15.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending October 15, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending October 8, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending October 1, 2021

09.24.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending September 24, 2021

09.17.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending September 17, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending September 10, 2021

09.03.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending September 3, 2021

08.27.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending August 27, 2021

08.20.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending August 20, 2021

08.13.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending August 13, 2021

08.06.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending August 6, 2021

07.30.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending July 30, 2021

07.23.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending July 23, 2021

07.16.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending July 16, 2021

07.09.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending July 9, 2021

07.02.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending July 2, 2021

06.25.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending June 25, 2021

06.18.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending June 18, 2021

06.11.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending June 11, 2021

06.04.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending June 4, 2021

05.28.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending May 28, 2021

05.21.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending May 21, 2021

05.14.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending May 14, 2021

05.07.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending May 7, 2021

04.30.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending April 30, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending April 23, 2021

04.16.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending April 16, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending April 9, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending April 2, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending March 26, 2021

03.19.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending March 19, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending March 12, 2021

03.05.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending March 5, 2021

02.26.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending February 26, 2021

02.12.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending February 12, 2021

02.05.2021

Real Property, Financial Services, & Title Insurance Update: Week Ending February 5, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending January 29, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending January 15, 2021

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Real Property, Financial Services, & Title Insurance Update: Week Ending January 8, 2021

12.26.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending December 25, 2020

12.18.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending December 18, 2020

12.11.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending December 11, 2020

12.04.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending December 4, 2020

11.27.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending November 27, 2020

11.23.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending October 23, 2020

11.20.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending November 20, 2020

11.13.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending November 13, 2020

11.06.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending November 6, 2020

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Real Property, Financial Services, & Title Insurance Update: Week Ending October 30, 2020

10.16.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending October 16, 2020

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Real Property, Financial Services, & Title Insurance Update: Week Ending October 9, 2020

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Real Property, Financial Services, & Title Insurance Update: Week Ending October 2, 2020

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Real Property, Financial Services, & Title Insurance Update: Week Ending September 25, 2020

09.18.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 18, 2020

09.11.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 11, 2020

09.08.2020

Agency Order Issued by CDC: Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19

09.04.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending September 4, 2020

08.28.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 28, 2020

08.21.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 21, 2020

08.14.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 14, 2020

08.07.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending August 7, 2020

07.31.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 31 , 2020

07.30.2020

Florida Governor Limits Mortgage Foreclosure and Eviction Relief to Non-Payment Defaults and Single-Family Mortgagors and Residential Tenants

07.24.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 24 , 2020

07.17.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 17, 2020

07.10.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 10, 2020

07.03.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending July 3, 2020

07.01.2020

Hotel Ruling Could Save Disney World Millions in Taxes

06.26.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 26, 2020

06.19.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 19, 2020

06.12.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 12, 2020

06.05.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending June 5, 2020

05.29.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 29, 2020

05.22.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 22, 2020

05.20.2020

Inverse Condemnation and Government Pandemic Response

05.15.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 15, 2020

05.08.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 8, 2020

05.01.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending May 1, 2020

04.24.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 24, 2020

04.23.2020

Economic Impact Payments Authorized by the CARES Act Are Not Exempt From Garnishment in Florida

04.17.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 17, 2020

04.10.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 10, 2020

04.03.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending April 3, 2020

03.31.2020

COVID-19: What a Lender Can Do to Prepare for the Inevitable Defaults Part 2

03.27.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending March 27, 2020

03.21.2020

Can Governments Commandeer Your Property During COVID-19? California Says Yes

03.06.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending March 6, 2020

03.02.2020

Are You Protected Against the Risk of Construction Delays and Increased Construction Costs Due to COVID-19?

02.28.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending February 28, 2020

02.21.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending February 21, 2020

01.03.2020

Real Property, Financial Services, & Title Insurance Update: Week Ending January 3, 2020

12.27.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending December 27, 2019

12.12.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending December 6, 2019

12.06.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 29, 2019

12.02.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 22, 2019

12.02.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 15, 2019

11.13.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 8, 2019

11.08.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending November 1, 2019

11.01.2019

The History of Condominium Development Rhymes: Contract Purchasers Are Again Seeking to Get Out of Purchasing Condominium Units

10.30.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending October 18, 2019

10.05.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending October 4, 2019

09.27.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending September 27, 2019

09.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending September 20, 2019

09.13.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending September 13, 2019

08.30.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending August 30, 2019

08.23.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending August 23, 2019

08.16.2019

Real Property & Financial Services Update: Week Ending August 16, 2019

08.09.2019

Real Property, Financial Services, & Title Insurance Update: July 22 - August 9, 2019

07.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending July 19, 2019

07.16.2019

Florida Appellate Court Rules That Arbitration Agreement in Special Warranty Deed Can Bind Subsequent Purchasers

07.05.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending July 5, 2019

06.29.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending June 28, 2019

06.22.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending June 21, 2019

06.15.2019

Real Property & Financial Services Update: Week Ending June 14, 2019

06.08.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending June 7, 2019

05.31.2019

Real Property & Financial Services Update: Week Ending May 31, 2019

05.24.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending May 24, 2019

05.17.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending May 17, 2019

05.10.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending May 10, 2019

05.03.2019

Real Property & Title Insurance Update: Week Ending May 3, 2019

04.27.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending April 26, 2019

04.20.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending April 19, 2019

04.06.2019

Real Property & Title Insurance Update: Week Ending April 5, 2019

03.30.2019

Real Property & Title Insurance Update: Week Ending March 29, 2019

03.22.2019

Brokers Beware, Next Antitrust Liability Target: Is Your Brokerage at Risk?

03.18.2019

Trial Checklist

03.16.2019

Real Property & Financial Services Update: Week Ending March 15, 2019

03.09.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending March 8, 2019

02.23.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending February 22, 2019

02.15.2019

Real Property Update: Week Ending February 15, 2019

02.09.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending February 8, 2019

02.02.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending February 1, 2019

01.30.2019

Qualified Opportunity Zones vs. 1031

01.30.2019

Seizing the Opportunity with Qualified Opportunity Zones

01.26.2019

Real Property, Financial Services, & Title Insurance Update: Week Ending January 25, 2019

12.21.2018

Real Property & Financial Services Update: Week Ending December 21, 2018

11.23.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending November 23, 2018

11.16.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending November 16, 2018

11.10.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending November 9, 2018

10.29.2018

Real Property & Financial Services Update: Week Ending October 26, 2018

10.22.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending October 19, 2018

08.18.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending August 10 & 17, 2018

07.28.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending July 27, 2018

06.23.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending June 15 & 22, 2018

05.25.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending May 18 & 25, 2018

05.15.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending May 11, 2018

04.24.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending April 6 & 13, 2018

04.02.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending March 23, 2018

03.23.2018

Real Property, Financial Services, & Title Insurance Update: Weeks Ending March 9 & 16, 2018

03.05.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending March 2, 2018

03.01.2018

Real Property & Financial Services Update: Weeks Ending February 16 & 23, 2018

02.14.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending February 9, 2018

01.24.2018

Real Property, Financial Services, & Title Insurance Update: Week Ending January 12, 2018

12.18.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending December 1 & 8, 2017

11.30.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending November 17 & 24, 2017

11.14.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending November 3 & 10, 2017

10.30.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending October 20 & 27, 2017

10.17.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending October 6 & 13, 2017

10.09.2017

Real Property, Financial Services, & Title Insurance Update: Weeks Ending September 22 & 29, 2017

09.20.2017

Real Property & Title Insurance Update: Weeks Ending September 8 & 15, 2017

09.05.2017

Real Property & Title Insurance Update: Week Ending September 1, 2017

08.31.2017

Real Property & Title Insurance Update: Week Ending August 18 & 25, 2017

08.16.2017

Real Property & Title Insurance Update: Week Ending August 11, 2017

08.07.2017

Real Property & Title Insurance Update: Week Ending July 28 & August 4, 2017

07.25.2017

Real Property & Title Insurance Update: Week Ending July 14 & 21, 2017

07.13.2017

Real Property & Title Insurance Update: Week Ending July 7, 2017

06.26.2017

Real Property & Title Insurance Update: Week Ending June 16 & 23, 2017

06.19.2017

The New 2016 ALTA Commitment with Florida Modifications: Expressing the Limitations on Liability

06.07.2017

Real Property & Title Insurance Update: Week Ending June 2, 2017

06.02.2017

Real Property & Title Insurance Update: Week Ending May 19 & 26, 2017

05.15.2017

Real Property & Title Insurance Update: Week Ending May 12, 2017

05.09.2017

Real Property & Title Insurance Update: Week Ending April 28 & May 5, 2017

04.24.2017

Real Property & Title Insurance Update: Week Ending April 14 & 21, 2017

04.12.2017

Real Property & Title Insurance Update: Week Ending March 31 & April 7, 2017

03.29.2017

Real Property & Title Insurance Update: Week Ending March 24, 2017

03.20.2017

Real Property & Title Insurance Update: Weeks Ending March 10 & 17, 2017

03.07.2017

Real Property & Title Insurance Update: Weeks Ending February 17 & 24, 2017

02.14.2017

Real Property & Title Insurance Update: Week Ending February 10, 2017

02.10.2017

Real Property & Title Insurance Update: Week Ending February 3, 2017

02.03.2017

Real Property & Title Insurance Update: Week Ending January 27, 2017

01.25.2017

Real Property & Title Insurance Update: Week Ending January 20, 2017

01.19.2017

Real Property & Title Insurance Update: Week Ending January 13, 2017

01.11.2017

Real Property & Title Insurance Update: Week Ending January 6, 2017

12.15.2016

Real Property & Title Insurance Update: Weeks Ending December 2 & 9, 2016

12.02.2016

Real Property & Title Insurance Update: Weeks Ending November 18 & 25, 2016

11.17.2016

Real Property & Title Insurance Update: Weeks Ending November 4 & 11, 2016

11.02.2016

Real Property & Title Insurance Update: Weeks Ending October 21 & 28, 2016

10.19.2016

Real Property & Title Insurance Update: Week Ending October 14, 2016

10.13.2016

Real Property & Title Insurance Update: Week Ending October 7, 2016

10.07.2016

Surrendering Your Property in Bankruptcy Means You Must Actually Surrender It

10.03.2016

Real Property & Title Insurance Update: Weeks Ending September 23 & 30, 2016

09.19.2016

Real Property & Title Insurance Update: Week Ending September 16, 2016

09.14.2016

Real Property & Title Insurance Update: Weeks Ending September 2 & 9, 2016

09.09.2016

Defalcation is a Dirty Word, But Not the End of the World

08.30.2016

Real Property & Title Insurance Update: Week Ending August 19 & 26, 2016

08.17.2016

Real Property & Title Insurance Update: Week Ending August 12, 2016

08.11.2016

Real Property & Title Insurance Update: Week Ending August 5, 2016

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Real Property & Title Insurance Update: Week Ending July 29, 2016

07.25.2016

Real Property & Title Insurance Update: Week Ending July 22, 2016

07.20.2016

Real Property & Title Insurance Update: Week Ending July 15, 2016

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Real Property & Title Insurance Update: Weeks Ending June 24 & July 1, 2016

06.21.2016

Real Property & Title Insurance Update: Weeks Ending June 10 & 17, 2016

06.07.2016

Real Property & Title Insurance Update: Weeks Ending May 29 & June 3, 2016

06.03.2016

2016 Florida Legislative Post-Session Report

05.26.2016

Real Property & Title Insurance Update: Weeks Ending May 13 & May 20, 2016

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Real Property & Title Insurance Update: Weeks Ending April 29 & May 6, 2016

04.26.2016

Real Property & Title Insurance Update: Weeks Ending April 15 & 22, 2016

04.11.2016

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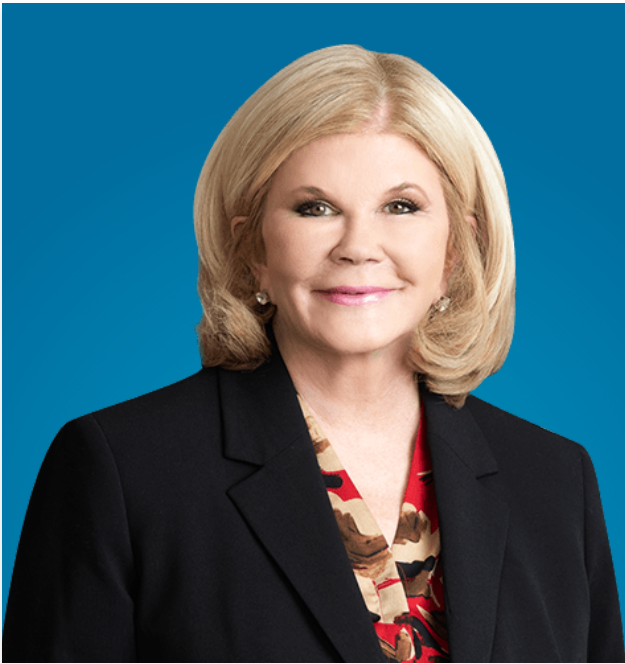


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