

FORECLOSURES IN FLORIDA

SECOND EDITION

by Kendall Coffey

COFFEY BURLINGTON, P.L.



FORECLOSURES IN FLORIDA is the most comprehensive treatment in print on this timely topic, including detailed coverage of all aspects of Florida law along with the key legal and practical strategies for lenders and borrower embroiled in default issues, work-outs and litigation over troubled mortgage loans.

"Because modern life is largely financed, and because financing frequently relies upon real estate mortgages, mortgages have become basic to everyday living in this state as sunshine and taxes." (Chapter 1)

"Borrowers confronting adverse financial circumstances are well advised, if practicable, to take the initiative with mortgage holders rather than avoid them." (Chapter 6)

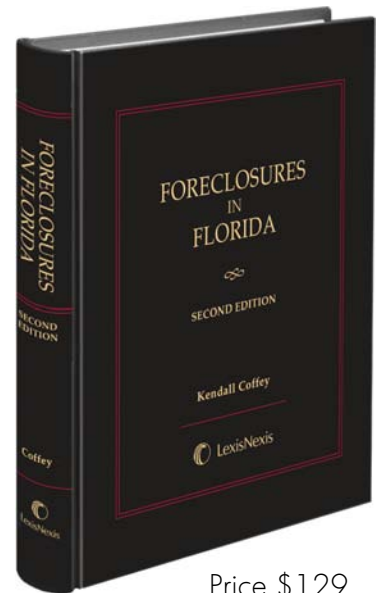
"In Florida, lender liability claims have relied largely upon traditional legal theories. Attempts to import into Florida new arguments that succeeded elsewhere frequently fail due to the prevailing Florida jurisprudence that underscores the responsibility to enforce contracts as written by the parties." (Chapter 28)

- ▶ The latest developments concerning the foreclosure crisis and mortgage fraud
- ▶ The essential litigation forms
- ▶ Detailed coverage of Florida decisions in such areas as loan defaults, waivers, receiverships, objections to foreclosure sales and motions for deficiency
- ▶ Comprehensive analysis of dragnet clauses, necessary parties and lien priorities
- ▶ The mechanics and case law governing foreclosure sales and the issuance of title, as well as the framework for objections to sale
- ▶ Legal strategies for borrowers including the most extensive treatment in print of Florida's lender liability laws
- ▶ An unparalleled examination of the law and strategies for deficiency judgments, including the analysis of the rarely considered right to trial by jury
- ▶ Breakdown and analysis of pre-trial strategy, trial issues and the impact of appeals in foreclosures

Now in its second edition, **FORECLOSURES IN FLORIDA** provides extensive text and case authorities that detail the foreclosure process from the inception of default all the way through foreclosure appeals.

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With an unprecedented floodtide of foreclosures sweeping across the state, *Foreclosures in Florida, 2nd Edition*, is the go-to guide for anyone dealing with foreclosure issues. It provides an up-to-date, timely and comprehensive treatment essential for readers ranging from seasoned attorneys to lenders, borrowers and developers facing litigation. This "how-to" book examines the practical considerations, legal principles and the hundreds of Florida court decisions that govern foreclosures, and provides result-oriented strategies for work-outs as well as litigation.

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