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JUL 18 2024

**IN THE DISTRICT COURT OF APPEAL  
FOR THE FIFTH DISTRICT, STATE OF FLORIDA**

DISTRICT COURT OF APPEAL  
FIFTH DISTRICT

EDITH RENFROE

Appellant

Case no: 2023-1634

-v-

NATIONSTAR MORTGAGE LLC  
AND DEERWOOD IMPROVEMENT  
ASSOCIATION, Inc.

Appellees

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**APPELLANT'S NOTICE OF INTENT TO INVOKE  
CONFLICT JURISDICTION OF THE SUPREME COURT OF  
FLORIDA**

Appellant, Edith Renfroe, *pro se* pursuant to Fla. R. App. P. 9.120 and 9.030(a)(2)(iv), invokes the Conflict Jurisdiction of the Supreme Court of Florida to review the decision of this Court originally issued 05/14/2024 and rendered 07/10/2024. The basis for jurisdiction is that this Court's decision expressly and directly conflicts with prior appellate court decisions together with its own prior decisions on the same question of law.

Dated: 7/18/2024

Respectfully submitted,

E. Renfro

Edith Renfro, *pro se*  
8000 Quailwood Drive  
Jacksonville, Fl. 32256  
Tel.: (904) 629-6342  
[Erenfro36@comcast.net](mailto:Erenfro36@comcast.net)

### **CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY**, that a true and correct copy of the foregoing has been furnished via U.S.Postal service this 18<sup>th</sup> Day of July 2024 to:

Troutman Pepper Hamilton, Sanders  
600 Peachtree Street, N.E. # 3000  
Atlanta, ga. 30308-2216

Dated: 7/18/2024

E. Renfro

Edith Renfro, *pro se*

IN THE DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA  
FIFTH DISTRICT

Edith Renfroe a/k/a Edith Steurer  
Renfroe,

Case No.: 5D2023-1634  
L.T. No.: 2014-CA-006052

Appellant(s)

v.

Nationstar Mortgage, LLC and  
Deerwood Improvement Association,  
Inc.,

Appellee(s).

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Date: June 11, 2024

**BY ORDER OF THE COURT:**

ORDERED that Appellant's Motion for Issuance of a Written Opinion,  
Rehearing and for Rehearing En Banc, filed May 23, 2024, is denied.

*I hereby certify that the foregoing is  
(a true copy of) the original Court order.*

5D2023-1634 6/11/2024  
  
SANDRA B. WILLIAMS, CLERK



Panel: Judges Makar, Eisnaugle and Pratt

cc:

Alec Peyton Hayes  
Colby Keefe  
Edith Renfroe  
Robertson, Anschutz & Schneid  
Kim Stevens  
Albert A. Zakarian

**FIFTH DISTRICT COURT OF APPEAL  
STATE OF FLORIDA**

---

**Case No. 5D2023-1634  
LT Case No. 2014-CA-006052**

---

**EDITH RENFROE a/k/a Edith  
Steurer Renfroe,**

**Appellant,**

**v.**

**NATIONSTAR MORTGAGE, LLC  
and DEERWOOD IMPROVEMENT  
ASSOCIATION, INC.,**

**Appellees.**

---

**Nonfinal appeal from the Circuit Court for Duval County.  
Peter L. Dearing, Judge.**

**Edith Renfroe, Jacksonville, pro se.**

**Albert A. Zakarian, of Troutman Pepper Hamilton Sanders LLP,  
Atlanta, GA, for Appellee, Nationstar Mortgage, LLC.**

**No Appearance for Remaining Appellee.**

**May 14, 2014**

**PER CURIAM.**

**AFFIRMED.**

**MAKAR, EISNAUGLE, and PRATT, JJ., concur.**

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***Not final until disposition of any timely and  
authorized motion under Fla. R. App. P. 9.330 or  
9.331.***

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**M A N D A T E**

**FROM**

**DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA**

**FIFTH DISTRICT**

THIS CAUSE HAVING BEEN BROUGHT TO THIS COURT BY APPEAL OR BY PETITION, AND AFTER DUE CONSIDERATION THE COURT HAVING ISSUED ITS OPINION OR DECISION;

YOU ARE HEREBY COMMANDED THAT FURTHER PROCEEDINGS AS MAY BE REQUIRED BE HAD IN SAID CAUSE IN ACCORDANCE WITH THE RULING OF THIS COURT AND WITH THE RULES OF PROCEDURE AND LAWS OF THE STATE OF FLORIDA.

WITNESS THE HONORABLE JAMES A. EDWARDS, CHIEF JUDGE OF THE DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA, FIFTH DISTRICT, AND THE SEAL OF THE SAID COURT AT DAYTONA BEACH, FLORIDA ON THIS DAY.

DATE: July 10, 2024

FIFTH DCA CASE NO.: 5D2023-1634

CASE STYLE: Edith Renfroe a/k/a Edith Steurer Renfroe v. Nationstar Mortgage, LLC and Deerwood Improvement Association, Inc.

COUNTY OF ORIGIN: Duval County

TRIAL COURT CASE NO.: 2014-CA-006052

I hereby certify that the foregoing is  
(a true copy of) the original Court mandate.

5D2023-1634-7/10/2024  
SANDRA B. WILLIAMS, CLERK



cc:

Circuit Court Duval  
Alec Peyton Hayes  
Colby Keefe  
Edith Renfroe

Robertson, Anschutz & Schneid  
Kim Stevens  
Albert A. Zakarian

FIFTH DISTRICT COURT OF APPEAL  
STATE OF FLORIDA

---

Case No. 5D2023-1634  
LT Case No. 2014-CA-006052

---

EDITH RENFROE a/k/a Edith  
Steurer Renfroe,

Appellant,

v.

NATIONSTAR MORTGAGE, LLC  
and DEERWOOD IMPROVEMENT  
ASSOCIATION, INC.,

Appellees.

---

Nonfinal appeal from the Circuit Court for Duval County.  
Peter L. Dearing, Judge.

Edith Renfroe, Jacksonville, pro se.

Albert A. Zakarian, of Troutman Pepper Hamilton Sanders LLP,  
Atlanta, GA, for Appellee, Nationstar Mortgage, LLC.

No Appearance for Remaining Appellee.

May 14, 2014

PER CURIAM.

AFFIRMED.

MAKAR, EISNAUGLE, and PRATT, JJ., concur.

---

*Not final until disposition of any timely and authorized motion under Fla. R. App. P. 9.330 or 9.331.*

---

IN THE DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA  
FIFTH DISTRICT

Edith Renfroe a/k/a Edith Steurer  
Renfroe,

Case No.: 5D2023-1634  
L.T. No.: 2014-CA-006052

Appellant(s)

v.

Nationstar Mortgage, LLC and  
Deerwood Improvement Association,  
Inc.,

Appellee(s).

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Date: June 11, 2024

**BY ORDER OF THE COURT:**

ORDERED that Appellant's Motion for Issuance of a Written Opinion,  
Rehearing and for Rehearing En Banc, filed May 23, 2024, is denied.

*I hereby certify that the foregoing is  
(a true copy of) the original Court order.*

5D2023-1634 6/11/2024

*Sandra B. Williams*  
SANDRA B. WILLIAMS, CLERK



Panel: Judges Makar, Eisnaugle and Pratt

cc:

Alec Peyton Hayes  
Colby Keefe  
Edith Renfroe  
Robertson, Anschutz & Schneid  
Kim Stevens  
Albert A. Zakarian

**5DCA CERTIFICATION**

I hereby certify that the foregoing is a true and correct copy of the instrument(s) filed in this office.

Witness my hand and official seal this July 18, 2024 .

Sandra B. Williams, Clerk of the Fifth District Court of Appeal.



By: /s/ Kathy Palmere

JAMES A. EDWARDS  
CHIEF JUDGE

SCOTT MAKAR  
F. RAND WALLIS  
BRIAN D. LAMBERT  
HARVEY L. JAY  
ERIC J. EISNAUGLE  
JOHN M. HARRIS  
ADRIAN G. SOUD  
JOE BOATWRIGHT  
PAIGE KILBANE  
JOHN MACIVER  
JORDAN E. PRATT

JUDGES



DISTRICT COURT OF APPEAL  
FIFTH DISTRICT  
300 SOUTH BEACH STREET  
DAYTONA BEACH, FLORIDA 32114  
(386) 947-1500 COURT

SANDRA B. WILLIAMS  
CLERK

SHEILA N. STANBRO  
CHIEF DEPUTY CLERK

AARON R. SOLTZ  
MARSHAL

JUSTINE HORLER  
CHIEF DEPUTY MARSHAL

SHARON SERRA  
DIRECTOR OF CENTRAL STAFF

July 18, 2024

Hon. John A. Tomasino, Clerk  
Supreme Court of Florida  
500 South Duval Street  
Tallahassee, Florida 32399-1927

Re: RENFROE  
v.  
NATIONSTAR MORTGAGE LLC  
& DEERWOOD IMPROVEMENT

**Appeal No. 5D23-1634**  
Trial Court No: 2014-CA-006052  
Trial Court Judge: HON. PETER L. DEARING

Dear Hon. Tomasino:

Attached is a certified copy of the Notice Invoking the Discretionary Jurisdiction of the Supreme Court pursuant to Rule 9.120, Florida Rules of Appellate Procedure, along with a copy of this Court's opinion or decision relevant to this case.

- The filing fee prescribed by Section 25.241(3), Florida Statutes, was received by this court and will be forwarded.
- The filing fee prescribed by Section 25.241(3), Florida Statutes, was not received by this Court.
- Petitioner/Appellant has been previously determined insolvent by this Circuit Court or our court.

No filing fee is required because:

- Summary Appeal (Rule 9.141)
- Unemployment Appeals Commission
- Habeas Corpus
- Juvenile case
- Other- Petition

Sincerely,  
SANDRA B. WILLIAMS, CLERK

By: /s/ Kathy Palmere  
Deputy Clerk

Attachments

CC: Edith Renfroe, Alec Peyton Hayes, John A. Tomasino