
ANTHONY R. YANEZ

WARGO, FRENCH & SINGER LLP
1 ALHAMBRA PLAZA
SUITE 1410
CORAL GABLES, FLORIDA 33134
305.777.6060 *DIRECT DIAL NUMBER*

Practice Areas:

Mr. Perez practices in the following areas:

Appellate Litigation
Class & Collective Action Litigation
Financial Services Litigation
Insurance Coverage Litigation
Complex Commercial Litigation

Representative Matters:

- Actively representing nation's second-largest pharmacy chain in variety of matters involving vendor contract disputes, real estate portfolio disputes, third-party discovery demands in national insulin pricing lawsuits and antitrust cases, and trade secret misappropriation claims in state and federal courts in Florida, Illinois, and Texas.
- Obtained \$1MM judgment for national loan servicer in hotly-contested foreclosure action brought in Miami-Dade County that was recently affirmed in a citation opinion issued by the Third District Court of Appeal.
- Secured summary judgment on Florida RICO and Criminal Practices Act claims for securitized trust and national loan servicer sued in Seminole County, Florida.
- Successfully represented cashless technology provider in defense of consumer class action claims relating to product disclosures brought in Broward County Circuit Court and resolved action on favorable terms before class certification briefings.
- Currently representing national lender-placed insurance carrier in federal and state court actions involving breach of contract claims and petitions for declaratory relief.
- Successfully prosecuted the enforcement of a \$6.650MM loan guaranty secured by luxurious condominium in Bal Harbour, FL on behalf of a global energy conglomerate based in the United Kingdom.

- Litigated a multi-billion-dollar partnership dispute concerning the proposed development of more than 40,000 acres in Central Florida as the first eco-sustainable city in the United States.
- Represented an international agriculture conglomerate as second chair in jury trial involving logistical operations in South Florida.
- Obtained more than \$10MM in judgments on behalf of financial institutions in contested judicial foreclosure proceedings throughout the State of Florida and coordinated loan workout negotiations with borrowers, handled mediations and conciliation conferences, and oversaw short sales and negotiated property transfers to resolve highly contested litigation.
- Represented global commodities trader in recovering more than \$1MM in insurance coverage against national insurer in litigation concerning an all-risk insurance policy that covered salt reserves stored at a marine terminal in Cherbourg, France.
- Represented national fitness chain in defense of commercial eviction proceedings in Miami-Dade County, Florida and assisted in coordinating litigation defense in multiple jurisdictions and achieving negotiated resolutions.
- Represented national restaurant chains in defense of website accessibility claims asserted under Title III of the Americans with Disabilities Act (ADA) and facilitating out-of-court settlements.
- Represented real estate developer in re-foreclosure proceedings in non-jury trial concerning a seller's easement with respect to property towards development of a hotel south of Miracle Mile in Coral Gables, Florida.
- Prosecuted claims on behalf of court-appointed guardian of heir to Powerball winner in civil proceedings seeking compensatory and punitive damages for elderly exploitation and fraud.
- Litigated variety of real estate and real property disputes including quiet title actions, contested tax deed surplus claims, title insurance disputes, partition actions, commercial tenancy disputes, and resolutions of cloud of title on behalf of financial institutions.
- Represented financial institutions in a variety of consumer finance litigation matters in all aspects of civil litigation in federal and state court, including disputes under the Truth in Lending Act (TILA), Real Estate Settlement Procedures Act (RESPA), Fair Credit Reporting Act (FCRA), Equal Credit Opportunity Act (ECOA), and Fair Debt Collection Practices Act (FDCPA), state law unfair or deceptive acts or practices (UDAP) claims, and an assortment of common law claims.

Education:

University of Miami School of Law, Coral Gables, FL
 J.D., *cum laude*, 2007

Honors & Activities:

Articles and Comments Editor, University of Miami International and Comparative Law Review
Dean's List
CALI Excellence for the Future Award: Business Associations and Sport & the Law
Mary T. Hennessy Scholarship Recipient

University of Notre Dame, Notre Dame, IN
B.B.A., Accountancy, *cum laude*, 2004

Honors & Activities:

Beta Alpha Psi

Professional Activities:

- *Florida Super Lawyers*, Rising Star 2012-2017
- Pro bono causes, including successfully representing Eritrean and Honduran nationals in immigration removal proceedings brought before the United States Department of Justice
- Assisting Veterans through the Mission United Veterans Pro Bono Project at Legal Aid Society of Broward County
- Handling matrimonial matters through the "Put Something Back" program for the Miami-Dade County Bar Association
- Guiding low-income and disadvantaged citizens in the legal process through the Small Claims Clinic for Legal Services of Greater Miami

Languages

- Spanish (fluent)

Bar and Court Admissions:

- State Bar of Florida
- United States Court of Appeals for the Eleventh Circuit
- United States District Court for the Middle and Southern District of Florida