

**IN THE CIRCUIT COURT OF THE FIFTEENTH JUDICIAL CIRCUIT IN AND FOR
PALM BEACH COUNTY, FLORIDA**

CIRCUIT CIVIL DIVISION AJ
Case No.: 50-2023-CA-000424-XXXX-MB

LORNA M. GUTHRIE, JEFFREY
BRANDMAIER, and KNIGHTWOOD
STABLES, LLC, a Florida corporation,
Plaintiffs,

v.

ERIC LAMAZE, TORREY PINES STABLE
FLORIDA CORP., a Florida corporation,
TORREY PINES STABLE INC., an Ontario
corporation, and LITTLE CREEK
INVESTMENTS INC., a Florida corporation,
THE REIN FAMILY LLC, a North Carolina
corporation,
Defendants.

FINAL JUDGMENT

THIS CAUSE came before the Court on THE REIN FAMILY, LLC's ("**Rein**" or "**Crossclaim Plaintiff**"), Motion for Default Final Judgment (the "**Motion**"), against Crossclaim Defendants, ERIC LAMAZE ("**Lamaze**") and TORREY PINES STABLE FLORIDA CORP., ("**Torrey Pines**," and together with Lamaze, the "**Crossclaim Defendants**"), and the Court having reviewed the Motion, the case file, the record, hearing argument from counsel, and being otherwise fully advised in the premises, hereby makes the following findings:

1. This Court has jurisdiction of the subject matter hereof and the parties hereto.
2. On September 12, 2024, after being granted leave of Court, Rein filed its Amended Crossclaim [D.E. 287] asserting the following crossclaims: (i) Count I – Fraudulent Inducement (against Lamaze); (ii) Count II – Negligent Misrepresentation (against Lamaze); (iii) Count III – Breach of Florida's Deceptive Trade Practices Act (against Crossclaim Defendants); (iv) Count

IV – Breach of Florida’s Deceptive Trade Practices Act (against Crossclaim Defendants); (v) Count V – Breach of Florida’s Deceptive Trade Practices Act (against Crossclaim Defendants); and (vi) Count VI – Breach of Fiduciary Duty (against Lamaze).

3. Pursuant to Fla. R. Civ. P. 1.140(a), Crossclaim Defendants had ten (10) days from the filing of the Amended Crossclaim to file their responsive pleading.

4. Crossclaim Defendants failed to answer the Amended Crossclaim on or before September 23, 2024, nor did Crossclaim Defendants’ counsel seek an enlargement of time to comply with the Court’s ruling or Fla. R. Civ. P. 1.140.

5. On March 21, 2025, after a duly noticed hearing, the Court entered a Judicial Default against the Crossclaim Defendants. *See* March 21, 2025 Order on Crossclaim Plaintiff, the Rein Family, LLC’s Motion for Entry of Judicial Default (the “**Judicial Default**”) [D.E. 302], which is attached hereto as **Exhibit “A.”**

6. Accordingly, all of Rein’s well-pleaded factual allegations in the Amended Crossclaim are deemed admitted by virtue of Crossclaim Defendants’ default. *See, Phadael v.*

<u>Amount</u>	<u>Cause/Explanation of Expense</u>
\$2,483,010.00¹	Overpayment to Crossclaim Defendants for the purchase of Cartier, Crack, Chagall, and Groovy
\$310,000.00	Attorneys' fees and costs Rein incurred in connection with the Guthrie Parties' lawsuit against Rein, which occurred as a result of the Crossclaim Defendants' misrepresentations and statutory violations
\$4,528,010.00 Total Liquidated Damages	

8. The court reserves jurisdiction to determine amount of fees and costs and reasonableness of attorneys' fees and costs incurred. *See* Fla. Stat. § 501.2105(1).

9. The court directs the parties to set coordinate with the Division's Judicial Assistant to schedule an evidentiary heard as to the amount of attorneys' fees and costs it incurred in prosecuting the instant case, and reasonableness thereof.

10. On July 11, 2025, Rein filed its Motion for Default Final Judgment (the "**Motion for Default Final Judgment**").

11. The Court reserves jurisdiction on any additional damages sought.

Crossclaim Defendants, TORREY PINES STABLE FLORIDA CORP., and ERIC LAMAZE, both with a last known address of 2675 Sheltingham Drive, Wellington, FL 33414, as follows:

- (i) Plaintiff shall recover from Crossclaim Defendants, TORREY PINES STABLE FLORIDA CORP., and ERIC LAMAZE, jointly and severally, the sum of \$4,528,010.00, plus prejudgment interest in the amount of \$908,890.28 as of July 8, 2025, the total sum of which is **\$5,436,900.28**, which shall bear interest from this date at the statutory legal rate pursuant to Fla. Stat. § 55.03;
- (ii) Plaintiff shall also recover from Crossclaim Defendants, TORREY PINES STABLE FLORIDA CORP., and ERIC LAMAZE, jointly and severally, \$1,028.51 per day for pre-judgment interest between July 8, 2025 and the date of this Final Judgment;
- (iii) Plaintiff shall also recover from Crossclaim Defendants, TORREY PINES STABLE FLORIDA CORP., and ERIC LAMAZE, jointly and severally, the sum of **\$88,729.98**, for Plaintiff's reasonable attorneys' fees, costs, and expenses

Information Sheet) including all required attachments, and serve it on Crossclaim Plaintiff's attorney, within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied, or post-judgment discovery is stayed. **Failure to complete Form 1.977, may result in sanctions including contempt of Court.**

The Court reserves jurisdiction over this action (i) to enter an award of attorney's fees and costs incurred by Crossclaim Plaintiff in connection with executing on this Final Judgment and to amend this judgment or enter a separate judgment for any additional monetary award against Crossclaim Defendants, TORREY PINES STABLE FLORIDA CORP. and ERIC LAMAZE, incurred by Crossclaim Plaintiff in this action; (ii) to enter further orders that are proper to compel Crossclaim Defendants, TORREY PINES STABLE FLORIDA CORP. and ERIC LAMAZE, to complete Fla. R. Civ. P. Form 1.977, including all required attachments, and serve it on Crossclaim Plaintiff's counsel; and (iii) to enter all further orders that are proper.

DONE AND ORDERED in West Palm Beach, Palm Beach County, Florida.

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Name	Address	Email
ERIC LAMAZE	3810 GEM TWIST CT WELLINGTON, FL 33414	
ERIC LAMAZE	3810 GEM TWIST CT WELLINGTON, FL 33414	elamaze86@gmail.com
TORREY PINES STABLE FLORIDA CORP	3810 GEM TWIST CT WELLINGTON, FL 33414	elamaze86@gmail.com
TORREY PINES STABLE FLORIDA CORP.	3810 GEM TWIST CT WELLINGTON, FL 33414	

NOT A CERTIFIED COPY

