

IN THE CIRCUIT COURT FOR FLAGLER COUNTY,
FLORIDA. CIVIL DIVISION

CASE NO. 182009CA002755XXXXXX

THE BANK OF NEW YORK MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS, CWALT, INC., ALTERNATIVE
LOAN TRUST 2007-OA8 MORTGAGE PASS-THROUGH
CERTIFICATES,
Plaintiff,

vs.
DIANE H. MCRAE; et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated 12-22, 2011, and entered in Case No. 182009CA002755XXXXXX of the Circuit Court in and for Flagler County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA8 MORTGAGE PASS-THROUGH CERTIFICATES is Plaintiff and DIANE H. MCRAE; HAMMOCK DUNES OWNERS' ASSOCIATION, INC.; ISLAND ESTATES NEIGHBORHOOD ASSOCIATION, INC.; RICHARD MCRAE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, I will sell to the highest and best bidder for cash at the Second Floor of the Kim C. Hammond Justice Center 1769 Moody Blvd., Building 1, Bunnell, Florida 32110 at Flagler County, Florida, at 11:00 a.m. on the 15 day of Feb 2012, 2011, the following described property as set forth in said Order or Final Judgment, to-wit:

Lot 15, Island Estates, according to the plat thereof, recorded in Plat Book 28, Page(s) 43, of the Public Records of Flagler County, Florida.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the Clerk of the Court not later than five business days prior to the proceeding at the Flagler County Courthouse. Telephone 904-437-7430 or 1-800-955-8770 via Florida Relay Service.

DATED at Bunnell, Florida, on 12/22, 2011.

GAIL WADSWORTH
As Clerk, Circuit Court

/s/ DIANE SLESSER

By: _____
As Deputy Clerk

Please Bell

SMITH, HIATT & DIAZ, P.A.
Attorneys for Plaintiff
PO BOX 11438
Fort Lauderdale, FL 33339-1438
Telephone: (954) 564-0071

*2x: 1/21
1/28*

Publish in: Palm Coast News Tribune (hours 8 to 4)

Please fax a first insertion to Smith, Hiatt & Diaz, P.A. (954) 564-9252 and include price

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1183-73685