

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

CASE NO. 182011CA000680XXXXXX

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW  
YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE  
HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST  
2004-22CB,  
MORTGAGE PASS THROUGH CERTIFICATES, SERIES  
2004-22CB,

Plaintiff,

vs.

THOMAS J. ZOERN; 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. 182011CA000680XXXXXX 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 BENEFIT OF THE CERTIFICATE HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-22CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-22CB is Plaintiff and THOMAS J. ZOERN; DENISE ZOERN; WELLS FARGO BANK, N.A SUCCESSOR TO WACHOVIA BANK, N.A.; 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 12, 2011, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 2, BLOCK 53, SUBDIVISION PLAT, WYNNFIELD- SECTION 23, PALM COAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGES 23 THROUGH 38, INCLUSIVE, 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

By: /s/ DIANE SLESSER  
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.