

THE BANK OF NEW YORK MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT, INC.

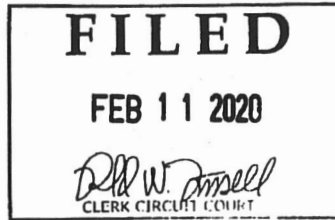
IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CIVIL ACTION NO: 16-2019-CA-003075-XXXX-MA
DIVISION: *FC-1*

Plaintiff(s)

vs.
LAURA FEDERICI-WELLS
TIMOTHY J. WELLS
UNKNOWN TENANT IN POSSESSION 1
UNKNOWN TENANT IN POSSESSION 2
Community Home Ownership Center
Unknown Spouse Of Laura Federici-Wells
Unknwon Spouse Of Timothy J. Wells
Gerald L Wilkerson

Defendant(s)



CERTIFICATE OF SALE

The undersigned, Ronnie Fussell, Clerk of the Circuit and County Courts, certifies that notice of public sale of the property described in the final judgment was published in FINANCIAL NEWS & DAILY RECORD a newspaper circulated in Duval County, Florida, in the manner shown by the proof of publication attached and on Feb 11, 2020, the property was offered for public sale to the highest bidder for cash. The highest and best bid received for the property in the amount of \$ 218200.00 was submitted by V AND O PARTNERS, LLC to whom the property was sold. The proceeds of the sale are retained for distribution in accordance with the order or the final judgment or law.

WITNESS my hand and the seal of the Court this 11th day of February, 2020.



RONNIE FUSSELL
CLERK OF THE CIRCUIT AND COUNTY
COURTS

By:  **MARINA CARO**
Deputy Clerk

Filing # 101256592 E-Filed 01/07/2020 03:02:36 PM

JACKSONVILLE Daily Record

PROOF OF PUBLICATION

(Published daily except Saturday, Sunday and legal holidays)
Jacksonville, Duval County, Florida

STATE OF FLORIDA,

S.S. 16-2019-CA-003075

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Rhonda Fisher, who on oath says that she is the Publisher's Representative of JACKSONVILLE DAILY RECORD, a daily (except Saturday, Sunday and legal holidays) newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Clerk's Notice of Sale

in the matter of The Bank of New York Mellon, et al. vs. Laura Federici-Wells, et al.

in the Circuit Court of Duval County, Florida, was published in said newspaper in the issues of 12/31/19, 1/7/20

Affiant further says that the said JACKSONVILLE DAILY RECORD is a newspaper at Jacksonville, in said Duval County, Florida, and that the said newspaper has heretofore been continuously published in said Duval County, Florida, each day (except Saturday, Sunday and legal holidays) and has been entered as periodicals matter at the post office in Jacksonville, in said Duval County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

*This notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Rhonda Fisher

Sworn to and subscribed before me this 7th day of January, 2020 A.D. by Rhonda Fisher who is personally known to me.

JANET MOHR
Notary Public, State of Florida
My Comm. Expires 12/18/2020
Commission No. G555828


Notary Signature

Seal

Notary Public, State of Florida

IN THE CIRCUIT COURT OF
THE FOURTH JUDICIAL
CIRCUIT IN AND FOR
DUVAL COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

CASE NO.: 16-2019-CA-003075
DIVISION: FC-D

THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATEHOLD-
ERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST
2006-11CB MORTGAGE PASS-
THROUGH CERTIFICATES,
SERIES 2006-11CB,
Plaintiff,

-vs-
LAURA FEDERICI-WELLS;
TIMOTHY J. WELLS; et. al.,
Defendant(s).

CLERK'S NOTICE OF SALE
NOTICE IS GIVEN that, in
accordance with the Plaintiff's
Final Judgment of Foreclosure
entered on December 10, 2019 in
the above-styled cause, I will sell
to the highest and best bidder for
cash on February 11, 2020 at
11:00 a.m., at:

www.duval.realforeclose.com
Lot 26, Block 1, Coun-
try Club Estates, Unit No.
8, According To Plat Thereof
As Recorded In Plat Book 24,
Page 43, Of The Current Pub-
lic Records Of Duval County,
Florida

Property Address: 4422
Ortega Boulevard, Jackson-
ville, FL 32210

Any Person Claiming An Inter-
est 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 Before
The Clerk Reports The Surplus As
Unclaimed.

Americans With Disabilities Act
(ADA) Notice

In accordance with the Americans
with Disabilities Act of 1990 (ADA), If
you are a person with a disability
who needs any accommodation in
order to participate in this proceed-
ing, you are entitled at no cost to you,
to the provision of certain assistance.
Please contact the ADA Coordinator
at crtintr@coj.net or (904) 255-1695
at least 7 days before your scheduled
court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than 7 days; if you are hearing
or voice impaired, call 711.

Dated: December 19, 2019
RONNIE FUSSELL, CLERK
Duval County Circuit Court
By: Jenica Peake
Deputy Clerk

(Court Seal)
Michelle A. DeLeon, Esquire
Quintanos, Prieto,
Wood & Boyer, P.A.
255 South Orange Avenue
Suite 900
Orlando, FL 32801
servicecopies@qpwbllaw.com
Attorney for Plaintiff
Dec. 31, 2019,
Jan. 7, 2020 00(19-10457D)