

DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA  
FOURTH DISTRICT

**THE BANK OF NEW YORK MELLON, f/k/a THE BANK OF NEW YORK,**  
as Trustee for the Certificate holders of **CWALT, INC., ALTERNATIVE  
LOAN TRUST 2006-OA7, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-OA7,**  
Appellants,

v.

**NHON VAN TRAN; MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. as Nominee for FIRST MAGNUS FINANCIAL  
CORPORATION, MIN NO. 100039263571615621; PALMETTO PINES  
HOMEOWNERS ASSOCIATION, INC.; 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,**  
Appellees.

No. 4D16-3935

[August 3, 2017]

Appeal from the Circuit Court for the Fifteenth Judicial Circuit, Palm  
Beach County; Peter D. Blanc, Judge; L.T. Case No. 50-2012-CA-002665-  
XXXX-MB.

Roy A. Diaz of SHD Legal Group, P.A., Fort Lauderdale, for appellants.

No appearance for appellee.

PER CURIAM.

*Affirmed.*

GERBER, C.J., LEVINE and CONNER, JJ., concur.

\* \* \*

***Not final until disposition of timely filed motion for rehearing.***