

DISTRICT COURT OF APPEAL OF THE STATE OF FLORIDA
FOURTH DISTRICT
July Term 2012

CARLOS GALVAN,
Appellant,

v.

WELLS FARGO BANK, N.A.; The Unknown Spouse Of Carlos Galvan;
Any And All Unknown Parties Claiming By, Through, Under, And Against
The Herein Named Individual Defendant(s) Who Are Not Known To Be
Dead Or Alive, Whether Said Unknown Parties May Claim An Interest As
Spouses, Heirs, Devisees, Grantees, Or Other Claimants; **MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED,** As
Nominee For **HOMEBUYERS FINANCIAL, LLC;** Tenant #1, Tenant #2,
Tenant #3, and Tenant #4, the names being fictitious to account for
parties in possession,
Appellees.

No. 4D11-2392

[July 11, 2012]

PER CURIAM.

Affirmed. See Phadael v. Deutsche Bank Trust Co. Ams., 83 So. 3d 893 (Fla. 4th DCA 2012); Cowan v. Bank of New York Mellon, 74 So. 3d 591 (Fla. 4th DCA 2011).

MAY, C.J., TAYLOR and CIKLIN, JJ., concur.

* * *

Appeal of a non-final order from the Circuit Court for the Fifteenth Judicial Circuit, Palm Beach County; Edward A. Garrison, Judge; L.T. Case No. 502008CA003354XXXXMB.

Garry W. Johnson and Bruce K. Herman of 511 Law, P.A., Fort Lauderdale, for appellant.

Donna L. Eng, Michael K. Winston and Dean A. Morande of Carlton Fields, P.A., West Palm Beach, for appellee Wells Fargo Bank, N.A.

Not final until disposition of timely filed motion for rehearing.