

Prepared by:
CAROL ZIMMERLY, Esq.
o/b/o BC LAW FIRM, P.A.
3501 WEST VINE STREET #512
KISSIMMEE, FL 34741

Return to:
SOLIDIFI
88 SILVA LANE STE 210
MIDDLETOWN, RI 02842

APN/PIN: 1964500000

✓ R FIDELITY TITLE SERVICES LLC
217 N APOPKA AVE
INVERNESS, FL 34450

SPECIAL WARRANTY DEED

This Special Warranty Deed made between 1900 CAPITAL TRUST II whose address is C/O SHELLPOINT MORTGAGE SERVICING 75 BEATTIE PLACE, GREENVILLE, SC 29601, Grantor, and STEVEN D. PARKER, SR., a married man, whose address is P.O. BOX 2214, CRYSTAL RIVER, FL 34423, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of \$ 105,000.00 to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in LEVY County, Florida, to-wit:

LOT 15, FOXRIDGE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other

IN WITNESS WHEREOF, GRANTOR has signed these presents on 8.21.19.

1900 CAPITAL TRUST II by NewRez LLC f/k/a
New Penn Financial, LLC d/b/a Shellpoint
Mortgage Servicing, as attorney in fact

By: [Signature]

Name: Joel Fowler
AVP

Its: [Signature]

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Wanda Dantzler

Witness: [Signature]

Name: RICHARD M. EMERSON

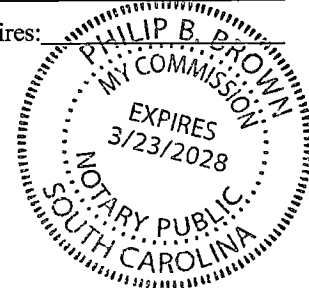
STATE OF SC)
COUNTY OF GREENVILLE) SS

The foregoing instrument was acknowledged before me this 8.21.19 (date) by
Joel Fowler as the AVP of NewRez LLC
f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as attorney in fact for 1900 CAPITAL
TRUST II, a corporation/company/national association, on behalf of the corporation/company/national association.
He/she is personally known to me or has produced
_____ (type of identification) as identification.
(seal)

[Signature]
Notary Public

Printed Name: _____

Commission expires: _____



Instr# 115632184 , Page 1 of 2, Recorded 02/22/2019 at 02:35 PM
Broward County Commission

2018075634
P/ATTY Book: DE 2549 Page: 1551 - 1552 2 Pgs
October 4, 2018 09:19:33 AM
Rec: \$15.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Harvey*

LIMITED POWER OF ATTORNEY

1900 Capital Trust II ("Grantor") has engaged New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing ("Shellpoint") to service a portfolio(s) of loans. Grantor's behalf (the "Assets") pursuant to that certain Servicing Agreement dated as of September 18, 2018 between Grantor and Shellpoint (the "Agreement"). Grantor provides this Limited Power of Attorney to Shellpoint to give Shellpoint the authority to service the Assets.

Now, therefore, Grantor does hereby constitute and appoint Shellpoint the true and lawful attorney-in-fact of Grantor and in Grantor's name, place and stead for the following purposes:

- a. receive, endorse and collect all checks or other instruments and satisfactions of Mortgage Loan or other security instruments;
- b. executing any to assign or endorse any Mortgage, deed of trust, promissory note or other instrument related to the Mortgage Loans;
- c. correct any assignment, mortgage, deed of trust or promissory note or other instrument related to the Mortgage Loans;
- d. complete and execute lost note affidavits or other lost document affidavits related to the Mortgage Loans;
- e. issue title requests and instructions related to the Mortgage Loans;
- f. declare defaults with respect to a Mortgage Loan or Mortgaged Property;
- g. give notices of intention to accelerate and of acceleration and of any notice as reasonably necessary or appropriate;
- h. post all notices as required by law and the Mortgage Loan Documents, including the debt instruments and the instruments securing a Mortgage Loan in order to foreclose or otherwise enforce the security instruments;
- i. pursue appropriate legal action and conduct of the foreclosure or other form of sale and/or liquidation, issue binding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation; *provided* that the Servicer shall not initiate any action, suit or proceeding solely Client's name without indicating Servicer's representative capacity;
- j. conduct eviction or similar dispossession proceedings;
- k. take possession of collateral on behalf of Client;
- l. execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of Mortgaged Property by foreclosure or other process, including but not limited to grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
- m. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
- n. file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of Mortgaged Property;
- o. execute all necessary documents to file claims with insurers on behalf of Client;
- p. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property on behalf of Client; and
- q. take such other actions and exercise such rights which may be taken by Client with respect to any Mortgaged Property, including but not limited to, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof.

Grantor further grants to Shellpoint as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that Shellpoint may lawfully perform in exercising those powers by virtue thereof.

Digitally signed 11/06/2018 by greenville.county.rod@kofile.us

Timothy J. Harvey
Certified and Digitally Signed

Validation may require Adobe Windows Integration

GREENVILLE COUNTY, REGISTER OF DEEDS
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF A DOCUMENT ON FILE IN THIS OFFICE



Instr# 115632184 , Page 2 of 2, End of Document

This Limited Power of Attorney shall be effective as of the date executed below (the "Effective Date)."

This Limited Power of Attorney shall expire two (2) years from the Effective Date.

IN WITNESS THEREOF, Grantor has executed this Limited Power of Attorney this 18th day of September, 2018.

Grantor: 1900 Capital Trust II

Witnessed by:

By: MCM Capital, LLC, its administrator

By: _____

Name: Michael Niccolini

Title: President

1. _____

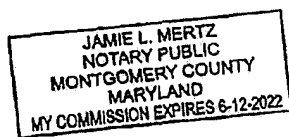
2. _____

STATE OF Maryland

COUNTY OF Montgomery

On this 18th day of September 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Niccolini, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the entity, on behalf of which the person acted, executed the instrument.

(Seal)



Notary Public:
Date: 9/18/2018



I hereby certify this document to be a true, correct and complete copy of the record filed in my office.
Dated this 27 day of February, 2019 County Administrator.

By: _____

Deputy Clerk

GREENVILLE COUNTY, REGISTER OF DEEDS
CERTIFIED TO BE A TRUE AND CORRECT COPY
2018072634 DOCUMENT ON FILE IN SHIP OFFICE



WRITTEN CONSENT
OF
REQUISITE MEMBERS OF THE BOARD OF MANAGERS
OF
NEW PENN FINANCIAL, LLC

March 1, 2014

The undersigned, constituting not less than a majority of the members of the Board of Managers (the "Board") of New Penn Financial LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), do hereby consent, pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended from time to time (the "Act"), and Section 2.12 of the Amended and Restated Limited Liability Company Agreement of the Company, dated as of October 31, 2011, as amended from time to time (the "LLC Agreement"), to the adoption of the resolutions set forth herein and that such action be taken without a meeting pursuant to the Act and the LLC Agreement. Capitalized terms used but not defined herein shall have the meanings ascribed thereto in the LLC Agreement.

Establishment of Offices; Appointment of Officers

WHEREAS, by Resolutions dated October 7, 2010, March 1, 2013 and January 1, 2014 duly adopted by the Board (together, the "Prior Resolutions"), the Board established senior and general offices of the Company and appointed certain persons to such offices, which Prior Resolutions remain in full force and effect as of the date hereof (except with respect to any persons who have left the employ of the Company or except as to any persons whose appointments have been terminated);

WHEREAS, the Chief Executive Officer/President of the Company has recommended the establishment of certain additional senior and general offices of the Company's Servicing Division (doing business as Shellpoint Mortgage Servicing ("SMS")) and the appointment of certain persons to the senior and general offices of the Company (including SMS) as set forth on Exhibit A hereto;

WHEREAS, a majority of the members (a "Majority") of the Board has determined it to be in the best interest of the Company to establish the additional offices for SMS as set forth herein and to appoint each such person to the senior or general office of the Company as set forth opposite such persons name on Exhibit A hereto.

NOW THEREFORE BE IT RESOLVED, that the Company have senior officers acting on behalf of the SMS in such capacities and with such authority and duties as set forth below:

- (i) Executive Vice President – Servicing Division: The Executive Vice President- Servicing Division shall be responsible for overseeing daily operations with respect to the SMS, and shall report to the executive responsible for SMS ("SMS Executive"). The Executive Vice President- Servicing Division

shall be authorized to make decisions on daily, routine matters in his/her functional areas of responsibility. The Executive Vice President-Servicing Division shall have the authority to contractually obligate the Company (doing business as SMS) in accordance with written Company policies or specific permission approved by the SMS Executive, Chief Executive Officer/President of the Company and/or the Board, as applicable in accordance with the LLC Agreement. To the extent in accordance with the preceding sentence, the Executive Vice President -Servicing Division has the authority to execute all contracts, agreements, certificates and other documents relating to servicing of mortgage loans, the acquisition or disposition of mortgage loan servicing rights, and related matters, including, but not limited to, non-disclosure agreements, mortgage servicing rights purchase or sale agreements, and servicing, sub-servicing or special servicing agreements, and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS) or otherwise as such officer may deem necessary or appropriate to effectuate or carry out fully the purpose and intent of any of the foregoing and to be in the best interest of SMS (as conclusively evidenced by the taking of such action or the execution and delivery of such agreements, undertakings, documents, instruments or certificates, as the case may be, by or under the direction of such officer).

(ii) Senior Vice President - Default Administration - Servicing Division: The Senior Vice President- Default Administration - Servicing Division shall be responsible for mortgage loan default operations of SMS, and shall report to the SMS Executive and Executive Vice President -Servicing Division. The Senior Vice President- Default Administration - Servicing Division shall be authorized to make decisions on daily, routine matters in his/her functional areas of responsibility. The Senior Vice President- Default Administration - Servicing Division shall have the authority to contractually obligate the Company (doing business as SMS) in accordance with written Company policies or specific permission approved by the SMS Executive, Chief Executive Officer/President of the Company and/or the Board, as applicable in accordance with the LLC Agreement. To the extent in accordance with the preceding sentence, the Senior Vice President - Default Administration - Servicing Division has the authority to execute all contracts, agreements, certificates and other documents relating to the servicing or administration of defaulted loans, and related matters; including, but not limited to, modification agreements, assignments, release of liens, and documents relating to bankruptcy or foreclosure actions, and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS) or otherwise as such officer may deem necessary or appropriate to effectuate or carry out fully the purpose and intent of any of the foregoing and

to be in the best interest of SMS (as conclusively evidenced by the taking of such action or the execution and delivery of such agreements, undertakings, documents, instruments or certificates, as the case may be, by or under the direction of such officer).

(iii) Vice President – Collections & Customer Service - Servicing Division: The Vice President- Collections & Customer Service- Servicing Division shall be responsible for mortgage loan collections and customer service operations of SMS, and shall report to the SMS Executive and Executive Vice President –Servicing Division. The Vice President- Collections & Customer Servicer – Servicing Division shall be authorized to make decisions on daily, routine matters in his/her functional areas of responsibility. The Vice President- Collections & Customer Service – Servicing Division shall have the authority to contractually obligate the Company (doing business as SMS) in accordance with written Company policies or specific permission approved by the SMS Executive, Chief Executive Officer/President of the Company and/or the Board, as applicable in accordance with the LLC Agreement. To the extent in accordance with the preceding sentence, the Vice President –Collections & Customer Service - Servicing Division has the authority to execute all contracts, agreements, certificates and other documents relating to the loan collection and customer service for SMS, and related matters; and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS) or otherwise as such officer may deem necessary or appropriate to effectuate or carry out fully the purpose and intent of any of the foregoing and to be in the best interest of SMS (as conclusively evidenced by the taking of such action or the execution and delivery of such agreements, undertakings, documents, instruments or certificates, as the case may be, by or under the direction of such officer).

(iv) Assistant Vice President – Loan Boarding & Investor Reporting - Servicing Division: The Assistant Vice President-Loan Boarding & Investor Reporting- Servicing Division shall be responsible for boarding mortgage loans for servicing and for investor reporting in SMS, and shall report to the SMS Executive and the Executive Vice President – Servicing Division. The Assistant Vice President- Loan Boarding & Investor Reporting- Servicing Division shall be authorized to make decisions on daily, routine matters in his/her functional areas of responsibility. The Assistant Vice President-Loan Boarding & Investor Reporting- Servicing Division shall have the authority to contractually obligate the Company (doing business as SMS) in accordance with written Company policies or specific permission approved by the SMS Executive, Chief Executive Officer/President of the Company and/or the Board, as applicable in accordance with the LLC Agreement. To the extent in accordance with the preceding sentence, the Assistant Vice President-Loan Boarding & Investor Reporting- Servicing Division has the authority to execute all contracts, agreements,

certificates and other documents relating to the boarding of loans for servicing or servicing investor reporting, and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS) or otherwise as such officer may deem necessary or appropriate to effectuate or carry out fully the purpose and intent of any of the foregoing and to be in the best interest of SMS (as conclusively evidenced by the taking of such action or the execution and delivery of such agreements, undertakings, documents, instruments or certificates, as the case may be, by or under the direction of such officer).

(v) Authorized Signatory - Loan Administration, Loss Mitigation Bankruptcy, Foreclosure & REO - Servicing Division - Each Authorized Signatory shall have the authority to execute all contracts, agreements, certificates and other documents relating to collections, loan administration activities, loss mitigation activities, proceedings in bankruptcy affecting serviced mortgage property, foreclosure actions, electronic recording of ownership of mortgages and mortgage servicing rights (through MERS and otherwise) and real estate owned management, as indicated by designation of functional area of responsibility next to such persons name, and to do and perform, or cause to be done and performed, all such acts, deeds and things and to make, execute and deliver or cause to be made, executed and delivered all such agreements, undertakings, documents, instruments or certificates in the name and on behalf of the Company (doing business as SMS).

FURTHER RESOLVED, that a Majority of the Board hereby approve the appointment of each of the persons named on Exhibit A attached hereto to the senior or general offices of the Company set forth opposite each such person's name, with such appointment to be effective as of the date hereof, authorizing each such person to serve in such capacities (subject to the LLC Agreement) until his/her termination of employment or until his/her successor has been duly elected and qualified, whichever is earlier; and it is

FURTHER RESOLVED, that all actions heretofore taken by any of the foregoing officers on behalf of the Company be, and they hereby are, approved, adopted, ratified and confirmed in all respects.

FURTHER RESOLVED, that this written consent of the Board of New Penn Financial LLC may be executed in counterparts and by facsimile and pdf, each of which shall be an original and all of which, when taken together, shall constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank]

EXHIBIT A-2
January 2016 Authorized Signatory Appointments

Name	Designated Functional Area of Responsibility:
Derek Montes	SMS REO
Patrick Sandoz	SMS REO
Stefanie Otto	SMS REO
Alesha Lockett	SMS Foreclosure
Lisa Harden	SMS Foreclosure
Vianney Valencia	SMS Foreclosure
Patrice Scales	SMS Foreclosure
Cynthia Brock	SMS Loan Administration (formerly in SMS Insurance)
Anna Hernandez	SMS Loss Mitigation (formerly in SMS Fulfillment)
Brandi Taylor	SMS Loss Mitigation (formerly in SMS Fulfillment)
Daquita Kemp	SMS Loss Mitigation (formerly in SMS Fulfillment).
Gary Cowherd	SMS Loss Mitigation (formerly in SMS Fulfillment)
Gloria Holmes	SMS Loss Mitigation (formerly in SMS Fulfillment)
Helen Sanders	SMS Loss Mitigation (formerly in SMS Fulfillment)
Joel Fowler	SMS Loss Mitigation (formerly in SMS Fulfillment)
Linda Jacobs	SMS Loss Mitigation (formerly in SMS Fulfillment)
Lindsey Suggs	SMS Legal – Litigation Management (formerly in SMS Fulfillment)
