

This Instrument Prepared by and Return to:
Michele Gallo Pursuant to the issuance
Of Title Insurance
Shore to Shore Title, LLC
6111 Broken Sound Parkway, NW
Suite 350
Boca Raton, FL 33487
Property Appraisers Parcel ID #: 18236-000-000
File #: S181145

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 19 day of March, 2019, by **MTGLQ Investors, LP**, whose post office address is c/o New Rez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, 55 Beattie Place Suite 110, Greenville, SC 29601, herein called the Grantor(s), to **Edwin S. Cerna, a single man**, whose address is PO Box 18135, Panama City Beach, FL 32417, hereinafter called the Grantee(s):

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Bay County, State of Florida, viz:

Lot 13, in Block 2, of JINKS SUBDIVISION, UNIT NO. 1, according to the Plat thereof, as recorded in Plat Book 8, at Page 29, of the Public Records of Bay County, Florida.

**Authorized Signers and Power of Attorney attached hereto and made a part hereof.
Certificate of Approval of Sale attached, if applicable.**

Taxes and assessments for the current calendar year and all subsequent years.

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 grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature Mary Fazio

Witness #1 Printed Name Mary Fazio

Witness #2 Signature Michael Welborn

Witness #2 Printed Name Michael Welborn

MTGLQ Investors, LP by New Rez LLC, f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact

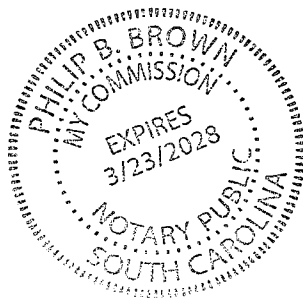
Shawn Garrison
Shawn Garrison

By: _____

STATE OF SC
COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me this 19 day of March, 2019, by Shawn Garrison as AVP, of New Rez LLC, f/k/a New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for MTGLQ Investors, LP, on behalf of the Company. He/She is personally known to me.

SEAL



Philip B. Brown
Notary Signature

Printed Notary Signature

My Commission Expires:



2017077781
P/ATTY Book: DE 2521 Page: 5706 - 5708 3 Pgs
September 22, 2017 10:37:28 AM
Rec: \$15.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Hanney*

Prepared by:
MTGLQ Investors, L.P.
Andrea Rhinehardt
6011 Connection Drive
Irving, TX 75039
Phone: (972) 368-5138

RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO:
New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, SC 29601

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that MTGLQ Investors, L.P., a limited partnership formed and existing under the laws of the State of Delaware and having its principal place of business at 200 West Street, New York, New York 10282, as Owner ("Owner") pursuant to the Servicing Agreement between Owner and New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, having an office at 75 Beattie Place, Suite 300, Greenville, South Carolina 29601 ("Servicer"), dated as of June 16, 2015 (as amended, supplemented or restated from time to time, the "Agreement"), hereby constitutes and appoints the Servicer, by and through the Servicer's authorized officers, as the Owner's true and lawful attorney-in-fact (the "Attorney-in-Fact"), in Owner's name, place and stead and for the Owner's benefit, in connection with all mortgage loans and REO properties subject to the terms of the Agreement for the purpose of performing the acts and executing the documents described herein in the name of the Owner as may be customarily and reasonably necessary and appropriate in respect of any of the mortgages, deeds of trust, deeds to secure debt, and other forms of security instruments (the "Security Instruments") and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is the Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Security Instrument) and for which the Servicer is performing servicing activities all subject to the terms of the Agreement.

This appointment shall apply only to the following enumerated transactions with respect to the Security Instruments, Mortgage Notes, and related real property:

1. To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, assignments, allonges, modifications, affidavits, subordinations, endorsements, short sales, and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell, or convey real property, to correct or clear title to the related real property, and to negotiate, approve and accept funds for the short sales of real property.

2. To initiate and take such actions, and to execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, which are necessary, appropriate, or required,

Digitally signed 03/01/2018 by greenville.county.rod@kofile.us

Timothy J. Hanney ney - Page 1
Certified and Digitally Signed

Validation may require Adobe 'Windows Integration'

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



in connection with the foreclosure or acceptance of a deed in lieu of foreclosure (including without limitation the completion of judicial or non-judicial foreclosure or the termination, cancellation or rescission of any such foreclosure), insurance filings and claims, bankruptcy and eviction actions, real estate transactions, and the pursuit of any deficiency, debt or other obligation.

3. To execute, acknowledge, seal and deliver any and all assignments, releases, short sales, satisfactions and partial releases.

4. To execute, acknowledge, seal and deliver any and all documents associated with the disposition or transfer of real property, including without limitation deed transfers.

5. To execute, acknowledge, seal and deliver any and all documents associated with subordinations, partial releases, partial re-conveyances, assignments, release of lien (including settlements and short sales), lot line adjustments, and all documents associated with lien releases.

6. To endorse any checks or other instruments received by the Servicer and made payable to Owner.

7. To take such actions as may be necessary for the preservation or repair of the related real property.

This Power of Attorney shall be effective commencing on January 27, 2017, and shall remain in full force and effect until the earlier of two (2) years after the date written below, or until such time that the Attorney-in-Fact no longer services the Mortgage Loans, unless earlier revoked by written instrument. Owner hereby ratifies, confirms and approves in all respects the actions heretofore taken by the Attorney-in-Fact which are consistent with the authorizations detailed hereinabove. Owner has the unrestricted right unilaterally to revoke this Power of Attorney. The Owner authorizes the Servicer, by and through the Servicer's authorized officers, to certify, deliver and/or record copies and originals of this Power of Attorney.

Servicer shall indemnify the Owner, its successors and assigns and hold them harmless against any and all claims, losses, penalties, fines, forfeitures, legal fees and related costs, judgments and any other costs, fees and expenses arising out of or resulting from any misuse or unlawful use of this Power of Attorney by Servicer or any of its agents, designees or representatives.


Third parties without actual notice may rely upon the exercise of the power granted under this Power of Attorney. Any third party may rely upon a copy of this Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the Servicer to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of Servicer for all purposes of this Power of Attorney.

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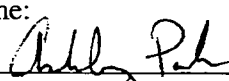


Dated: **SEP 08 2017**

MTGLQ INVESTORS, L.P.

By: 
Name: Todd Berger
Title: Vice President

Witnesses:  **Annie Tran**

Name: 

Name: **Ashley Poole**

ACKNOWLEDGMENT

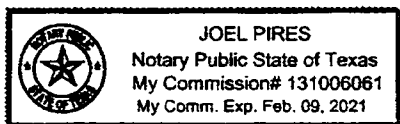
STATE OF TEXAS

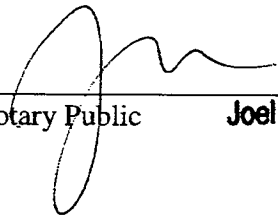
ss.:

COUNTY OF DALLAS

On this 8th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Todd Berger, the Vice President of MTGLQ Investors, L.P., a Delaware limited partnership, 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 **Joel Pires**



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

January 31, 2018

The undersigned, having been designated by 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") pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended from time to time (the Act), Section 2.12 of the Amended and Restated Limited Liability Company Agreement of the Company, dated as of November 26, 2014, as amended from time to time (the "LLC Agreement"), and the Written Consent of the Board of Managers dated December 11, 2017, does hereby consent on behalf of the Board, 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.

Designation of Additional SMS Authorized Signatories

WHEREAS, by resolutions duly adopted by the Board, the Board, inter alia, appointed certain persons (each a "Designating Individual") as having the authority to appoint certain other individuals as additional Authorized Signatories having Authorized Signing Authority on behalf of the Servicing Division of the Company (doing business as Shellpoint Mortgage Servicing, "SMS").

WHEREAS, as set forth in the above referenced resolution, the below signed Designating Individual desires to appoint one or more additional Authorized Signatories with the ability 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 the functional area of responsibility next to such person's 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 SMS; and

WHEREAS, the below signed Designating Individual has determined it to be in the best interest of the Company to terminate the appointment of certain previously appointed Authorized Signatories as set forth on Exhibit A-1 hereto, and to appoint those certain SMS employees as additional Authorized Signatories set forth on Exhibit A-2 hereto, each having Authorized Signatory Authority in the designated functional area of responsibility set forth opposite each such persons name on Exhibit A-2 hereto.

NOW THEREFORE BE IT RESOLVED, that Designating Individual hereby terminates the authority as officer previously granted to each of the persons set forth on Exhibit A-1 hereto and hereby

approves the appointment of each of the persons named on Exhibit A-2 attached hereto as an Authorized Signatory of the Company (doing business as SMS) having Authorized Signatory Authority in the in the designated functional area of responsibility set forth opposite each such persons name on Exhibit A-2 hereto; with each such appoint to be valid until termination of employment of such Authorized Signatory or until termination of such appointment by the Board; and it is

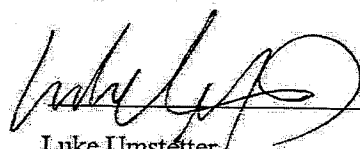
FURTHER RESOLVED, that all actions heretofore taken by any of the persons on behalf of the Company (doing business as SMS) consistent with the foregoing authority be, and they hereby are, approved, adopted, ratified and confirmed in all respects; and it is

FURTHER RESOLVED, that this written consent of the Designating Individual 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]

IN WITNESS WHEREOF, the undersigned members of the Board have set their hands hereto effective as of the date first written above.

Designating Individual



Luke Umstetter
General Counsel

EXHIBIT A

<u>Name</u>	<u>Office</u>
Dan Egan	Secretary ¹
Phil Italiano	Assistant Secretary
Michael Keaton	Executive Vice President –Servicing Division
Debbie Thayer	Sr. Vice President – Default Administration -Servicing Division
Jason Yates	Vice President-Collection & Customer Service-Servicing Division
Joey Prince	Asst. Vice President-Loan Boarding & Investor Reporting – Servicing Division
Matt Shiflett	Director Legal Affairs – Servicing Division & Assistant Secretary
Ben Boyer	Authorized Signatory – SMS Loan Administration & Portfolio Management
Christian Hoopes	Authorized Signatory – SMS Loan Administration
Michelle Church	Authorized Signatory – SMS Loan Administration
Charlee Robinson	Authorized Signatory – SMS Loan Administration
Thomas F. Muldowney III	Authorized Signatory – SMS Loan Administration (all areas including MERS)
Wendell Hayes	Authorized Signatory – SMS Loan Administration –Escalations
Jennifer Joyce	Authorized Signatory – SMS Loan Administration – Collections
Chris Travis	Authorized Signatory – SMS Loan Administration – Default Support
Jennifer Fordyce	Authorized Signatory – SMS Loan Administration - MERS
Justin Bradley	Authorized Signatory – SMS Servicing Division
Shawn Garrison	Authorized Signatory – SMS Loss Mitigation & REO
Angela Calder	Authorized Signatory – SMS Loss Mitigation
Helen Sanders	Authorized Signatory – SMS Fulfillment
Loran Kauffman	Authorized Signatory – SMS Fulfillment
Gary Cowherd	Authorized Signatory – SMS Fulfillment

¹ Mr. Egan remains the Company's Chief Financial Officer, and, with his appointment hereby, the Secretary of the Company.