

\$ 94,000.00

4/

RETURN TO:

fedex  
R-ENV

This Instrument Prepared by:  
Albertelli Title, Inc.  
Amanda Hodgson  
600 North Westshore Boulevard, Suite 400  
Tampa, Florida 33609  
Our File Number: TPA09-21619  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

2009052398

LORINDA 2687/1556

OFFICIAL RECORDS  
BK: 2687 PG: 1556



LT1-2-2009052398-1



LT2-2687-1556-4

RECORDING FEES \$ 35.50  
DEED DOC STAMP \$ 658.00  
09/29/2009 Deputy Clk

09/29/2009 11:09AM # Pages 4  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

Property Appraisers Parcel I.D. (Folio) Number (s): R32 323 17 5200 1282 0100

### SPECIAL WARRANTY DEED

**This Special Warranty Deed**, made this **September 25, 2009**, between **AURORA LOAN SERVICES, LLC**, having its place of business at : c/o **LPS Asset Management Solutions, Inc.**, a corporation organized and existing under the laws of the **United States of America**, and having an office located at **10385 Westmoor Drive, Suite 100, Westminster, CO 80021** here by called **the grantor**,

to **Helen Sliwka, an unmarried woman and Shawn Sliwka, an unmarried man**, whose Post Office address is: **159 Cedar Grove Lane, Somerset, NJ 08873**, hereinafter called the grantee,

**WITNESSETH:** That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in **Hernando** County, Florida, viz:

Lot 10, in Block 1282, of **SPRING HILL UNIT 20**, according to the Plat thereof, as recorded in Plat Book 9, at Page 65 THROUGH 80, INCLUSIVE, of the Public Records of **Hernando** County, Florida

Exhibit A & B Attached

**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.

**GRANTOR'S WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantees against the claims of all people, claiming by , though or under Grantor's, but not otherwise.  
(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

**IN WITNESS WHEREOF**, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Note: This document was presented for Recording containing  
SOME ENTRIES THAT ARE OF POOR QUALITY AND MAY  
NOT BE LEGIBLE.

Signed, sealed and delivered  
in the presence of:

AURORA LOAN SERVICES, LLC, LPS Asset Management  
Solutions, Inc. as Attorney In Fact

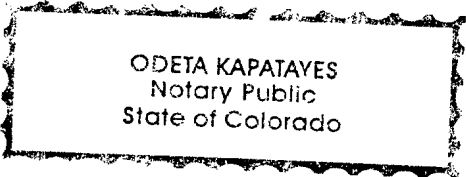
Kellie M. Landig  
Witness signature  
Kellie M. Landig  
Print witness name  
[Signature]  
Witness signature  
Joshua A. Krueger  
Print witness name

By: [Signature]  
Print Name:  
Title: **Norma J. Dudgeon, AVP**  
  
(Corporate Seal)

State of CO  
County of Jefferson

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2009  
by Norma J. Dudgeon, AVP AVP of LPS Asset Management Solutions, Inc., a corporation  
organized and existing under the laws of the United States of America as Attorney in Fact for AURORA LOAN SERVICES, LLC on  
behalf of the company. He/she is personally known to me or who has produced Drivers License as identification.

[Signature]  
Notary Public  
Odeta Kapatayes  
Print Notary Name  
My Commission Expires: 01/23/2012



Notary Seal

Certificate of Senior Vice President

I, Randall Brown, am the duly elected Senior Vice President of LPS Asset Management Solutions, Inc., a corporation organized under the laws of the United States of America, (hereinafter referred to as the "Corporation"), and do hereby certify that the following individual has been duly elected by the unanimous consent of all the directors of the Corporation or otherwise authorized pursuant to the bylaws:

**RESOLVED** that the following officer is the officer duly appointed to serve until the next meeting and their successors are qualified and they hereby are, designated as Servicing Officers, and may act as such or as authorized signers or such other similar positions as may be agreements, or similar documents, and are further hereby authorized, empowered and directed to take all action, and to execute and deliver all documentation necessary in order to carry out the principle business activities of the Corporation:

Name:	Title:
Kirk Fogdall	Vice President
Pamela J. Crocker	Vice President
Scott Keeter	Vice President
Alexandra Medina	Vice President
Valerie Bauer	Vice President
Milton H. Shaw, Jr.	Sr. Vice President
Suzan Wright	Vice President
Norma J. Dudgeon	Assistant Vice President
Margaret M Fagan	Assistant Vice President
Dawn Avery	Assistant Vice President
Danielle Washburn	Assistant Vice President
Melinda Barnes	Assistant Vice President
William Andrea	Assistant Vice President

**RESOLVED FURTHER**, that the above named officer of the Corporation, is hereby authorized to act on behalf of the Corporation for the limited purpose of executing, as authorized signors, deeds, mortgages, assignments, affidavits, allonges, releases, request for collateral documents from custodians or trustees, powers of attorneys and such other title or transfer documents as may be reasonably required in connection with the sale or transfer of mortgage loans by the Corporation to third parties, the sale or transfer by the Corporation of real estate owned and acquired in connection with the Corporation's business of conducting foreclosures on mortgage loans serviced by the Corporation, or such other documents as may otherwise be required to fulfill the duties of Vice President. Further, the actions of the Officer(s) are hereby confirmed and ratified.

**FURTHER RESOLVED**, the officers of the Corporation are hereby authorized, empowered and instructed to take whatever other action is necessary and convenient in order to effectuate the foregoing resolutions and hereby confirm and ratify all actions done in furtherance of these purposes.

LPS Asset Management Solutions, Inc.

  
By: Randall Brown, Senior Vice President

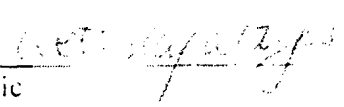
STATE OF Colorado

Jefferson County ss.

February 05, 2009

On this 5th day of February, 2009 before me \_\_\_\_\_, personally appeared, Randall Brown, Senior Vice President of LPS Asset Management Solutions, Inc a/k/a FIS Asset Management Solutions, Inc. personally known to me, and being the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, that by his/her signature on the instrument, the he/she acted, executed the instrument and that he/she made such appearance before the undersigned.

WITNESS MY HAND AND SEAL:

  
Notary Public

My Commission Expires: 12/31/2012



Exhibit B

RECEIVED - CL. 2009 100  
7/19/2011

STAFFORD COUNTY CIRCUIT COURT

## SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Aurora Loan Services, LLC with its principal office 10350 Park Meadows Dr., Littleton, Co. 80124, does hereby make, approve and appoint LPS Asset Management Solutions, a corporation organized and existing under the laws of the United States of America, and having an office located at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by Aurora Loan Services, LLC has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of Aurora Loan Services, LLC and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as Aurora Loan Services, LLC might or could do itself, with respect to the sale and disposition of such REO. Aurora Loan Services, LLC hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.
2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed by the Vice-President, this 3rd day of April, 2009.

ATTEST:

By: [Signature]  
Name: Ernest R. Zipperer  
Title: REO Vendor Manager

By: [Signature]  
Name: Trinity Weekes  
Title: V.P.

By: [Signature]  
Name: Holly Gray  
Title: REO Vendor Manager

OFFICIAL RECORDS  
BK: 2687 PG: 1559

STATE OF Colorado

)SS:

COUNTY OF Douglas

On this 3rd day of April, 2009, before me, a Notary Public of the State of Colorado, personally appeared Trinity Weekes, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Vice-President, of the said Aurora Loan Services, LLC, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My commission expires:

\_\_\_\_\_

[Signature]  
Notary Public

RANA SERNA  
NOTARY PUBLIC  
STATE OF COLORADO

MY COMMISSION EXPIRES 7/19/2011