

After Recording Return To:  
ServiceLink, LLC  
1325 Cherrington Parkway  
Coraopolis, PA 15108

Commitment Number: 230146328  
Seller's Loan Number: 0021065230  
*Actual Sales Price: \$179,300.60*

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**1771650**

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**SPECIAL/LIMITED WARRANTY DEED**

**THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17**, whose mailing address is **3217 S. Decker Lake Dr., Salt Lake City, UT 84119**, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **DALE STEARNS**, hereinafter grantees, whose tax mailing address is 11022 Carnes St., Weeki Wachee, FL, the following real property:

*34613*

**LOTS 49 THROUGH 51, BLOCK 226, INVERNESS HIGHLANDS SOUTH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 51 THROUGH 66 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**

**PROPERTY ADDRESS IS: 927 BIRCH AVENUE, INVERNESS, FL 34452**

**GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.**

Prior instrument reference: **#2023019966**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

*\*POA Recorded 8/21/2023  
in book 3404 Page 356*

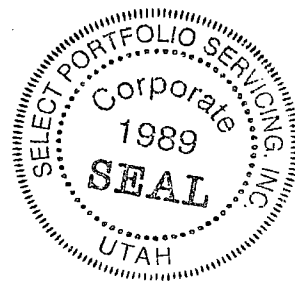
Executed by the undersigned on 8-18, 2023:

**THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17, By Select Portfolio Servicing, Inc., as Attorney in Fact**

By: [Signature] AUG 18 2023  
Name: Matthew Romrell  
Title: Document Control Officer

Signed, Sealed and Delivered  
in the presence of these Witnesses  
(one of whom may be the Notary):

AUG 18 2023



Witness (signature on above line) <u>[Signature]</u>	Printed Name <b>Diane Harward</b> Address: <u>3217 S. Decker Lake Dr.</u> <u>Salt Lake City, UT 84119</u>
Witness (signature on above line) <u>[Signature]</u>	Printed Name <b>Peter Borowczyk</b> Address: <u>3217 S. Decker Lake Dr.</u> <u>Salt Lake City, UT 84119</u>

STATE OF Utah  
COUNTY OF Salt Lake

\*Personally Known

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of AUGUST, 2023, by MATTHEW ROMRELL \* as Document Control Officer of **Select Portfolio Servicing, Inc.**, as Attorney in Fact for **THE BANK OF NEW YORK MELLON AS TRUSTEE FOR CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2005-17**, a Utah corporation, on behalf of the corporation.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced: Personally Known

[Signature]  
(Signature of Notary Public)

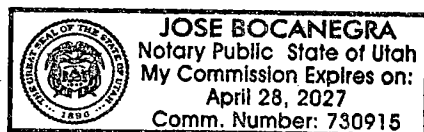
Jose Bocanegra

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 04/28/2027

Affix Notary SEAL

Online Notary: ☐ (Check Box if acknowledgment done by  
Online Notarization)



This instrument prepared by: Heather Mayer, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

08.02.2021

**SELECT PORTFOLIO SERVICING, INC.  
CERTIFICATE OF AUTHORITY**

I, Cameron L. Ward am the Secretary of Select Portfolio Servicing, Inc. (the "Corporation"), a corporation organized under the laws of the State of Utah, and do hereby certify as of the date of this certification that the following individuals have been duly elected by the Directors of the Corporation or appointed as otherwise authorized pursuant to the Corporation's Bylaws:

- A. The following Officers of the Corporation are duly elected, designated as Servicing many servicing agreements, pooling and servicing agreements, custodial agreements, or similar documents, and are authorized, empowered and directed to take all action, to act as authorized signors, and to execute and deliver all documentation necessary in order to carry out the principal business activities of the Corporation:

Randhir Gandhi	President and Chief Executive Officer
Darrin Dafney	Executive Vice President – Jacksonville Operations
Jacqueline Johnson	Executive Vice President – Human Resources
Jeff T. Graham	Executive Vice President – Chief Compliance Officer and Assistant Secretary
Lester Cheng	Executive Vice President – Business Development
Peter J. Crowley	Executive Vice President – Chief Financial Officer
Cameron L. Ward	Senior Vice President – General Counsel and Secretary
Amanda Brinkerhoff	Senior Vice President – Loan Resolution
Anthony Rasquinha	Senior Vice President – Chief Technology Officer
Curtis Pulsipher	Senior Vice President – Default Management
Jaime Houston	Senior Vice President – Late Stage Collections/LRD
Joseph E. Arico	Senior Vice President – Solutions Design
Kalyana C. Nimmagadda	Senior Vice President – Chief Administrative Officer
Kevin Warren	Senior Vice President – Chief Servicing Officer
Murali Palanganatham	Senior Vice President – Information Technology
Nate Green	Senior Vice President – Loan Administration

- B. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, nondisclosure agreements, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney and such other title or transfer documents as may be

08.02.2021

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**:

Amy J. DelaCerna	Jennifer Szczypkowski	Ravikanth Tadinada
Andrew Welch	Kevin Funk	Russ Thomas
Brent Bonham	Kevin Rucci	Shaun Dennery
Chris Wheeler	Michael (Bud) Hertig	Susan Bassett
Dennis Cook	Michael Kruger	Timothy P. O'Shea
Dustin Stephenson	Michele L. Crampton	Troy Rasmussen
Gordon Canada	Michelle Simon	Valerie Ruseler
Greg Ott	Mike Maynard	William M. Wareham
James Burphy	Ram Ganapathikrishnan	

- C. The following officers of the Corporation are duly appointed and authorized to act on behalf of the Corporation for the limited purpose of executing and delivering, as authorized signors, any and all affidavits, assignments, attestations, verifications, certifications, instruments, agreements, and other documents in connection with any foreclosure, bankruptcy, eviction, reconveyance, and other matters related to mortgage loans and properties serviced by the Corporation, or necessary for offering, listing, and consummating the sale and conveyance of real estate serviced by the Corporation, including, without limitation, deeds, mortgages, assignments, allonges, releases, requests for collateral documents from custodians or trustees, powers of attorney 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 **Document Control Officer**:

Adilene Delgado	Jackie Anderson	Michelle Enoch
Adam Chappell	Jacob Cantwell	Miguel Bocanegra
Alex Sessions	Janae Smith	Mindy Farnsworth
Alice Royce	Janalyn Lievano	Mindy Sandoval
Alisha O. Yeates	Jared Murphy	Miquel Flint
Alma Garcia	Jason Talley	Monica Nielsen
Alyssa Sanders	Jeaneen Chandler	Monica Rodriguez
Ambur Davis	Jeanette Navajo	Neiba Prieto
Andrea Cordova	Jennifer Archibald	Nicholas Wright
Andrew Benefiel	Jennifer Cano	Oliver Muñoz
Aneita Montgomery	Jennifer Foster	Otto Castillo
Arielle Hamm	Jennifer L. Hoisington	Paige Bushnell
Ashley Clark	Jennifer M. Lynch	Paige Midgley
Ashley Cox	Jennifer M. Trujillo	Palina Thorsted


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Asia Smith	Jessica Jacobs	Patrick Pittman
Asuncion Santiago	Jessica Samaniego	Patrick Riquelme
B. Andrew Fisher	Jezsica Martinez	Paul Douglas
Barbara Neale	Jo Robinson	Pauline Kunz
Bertha Vanessa Acosta	Jocelyn Lopez	Peter Adam Borowczyk
Betsy Romero	Jonathan Firmage	Quincy Marasigan
Bill Koch	Jonathan Fournier	Rachel Funk
Birgitt Murphey	Joni McCloyn	Rachel Hadfield
Bradley F. Nash	Jorge Pinero	Rachel M. Erickson
Brandi DeGrey	Josie Syphus	Rahjaun Peevy
Brandon Wiggins	Julio Martinez	Randall Wessman
Brian Lanstra	Justin Heflin	Ray Salazar
Brian Leach	Justin Jones	Rebecca Galley
Bryan Ball	Kajay Williams	Reef Pace
Bryce Braegger	Karter Nelson	Reid Vaenuku
Callie Nelson	Kathy Kerr	Rhiannon Edmunds
Carrie Sumner	Katrina Owens	Ricardo Garcia
Catherine Alfaro	Kaylee Green	Rob J. Musgrave
Chad Fischbeck	Kaylee Yamashita	Roselia Chavez
Che Croston	Kelly Tuttle	Ryan Fullmer
Chelsea Giauque	Kendall Proeun	Ryan Hyland
Christina Zamora	Kenneth B. Hampton	Ryan Stanger
Christopher Lettig	Kiara Richardson	Rylie Naylor
Cindy Gonzalez	Krista Beierle	Samuel Dearden
Cindy Hill	Kristen Lake	Samuel Pearce
Claudia Cortez	Kyle Runyan	Sandi Widdowson
Collin Edwards	Larry Gonzales	Sara Silva
Conrad Stribakos	Laura B. Shepherd	Sarah E. Richman
Cora Allen	Laura H. Marshall	Shanda Simmons
Coty Evans	Laura Lynn Dyson	Shanda Swilor
Cruz Garcia	Lawrence M. Nardi	Shantel Mota-Harmon
Curtis Chapa	Leidy Barroso	Shawna Mycrs
Cyndal Maschi	Linda Holmes	Shawntelle Kehr
Cynthia May	Lindsey Stewart	Shelbie Russell
Damari D. Shackelford	Lisa Rene Jones	Sherrilyn Heflin
Daniel Maynes	Lizette Torres	Sherry Benight
David Hanson	Lloyd E. May	Sherry Nielsen
David Romo	Lorena Medina	Shinneka Nakai
Deborah S. Ryan	Louise Farrer	Stephanie Brockbank
Debra Kenter	Lucretia Birkinshaw	Stephanie Davey
Derrick Miles	Ludjin Delgado	Stephanie Jolley
Diane Harward	Luis A. Ruiz-Velazquez	Stephanie Runyan
Diane Weinberger	Lusi Talili	Stephanie Salazar
Dianne E. French	M. Alden Durham	Stephanie Stoddard

08.02.2021

Dilan Foutz	Maggie Wood	Taisha Martinez
Douglas Bohne	Malissa Wilkins	Tammy Patterson
Douglas C. Bradley	Mandy Masters	Taylor Davis
Elexus Puerta	Marco Montes De Oca	Teagan Harris
Elizabeth Maynes	Marcos Martinez	Terry Boren
Elmer Hoyos	Maria G. Fritz	Tiffany Skaife
Emily Kate Allen	Maria Soberon	Tina Martin
Eric Moore	Mark Syphus	Toni Martinez
Erica Haro	Mary Jean Thomas	Tony Wilde
Eunice Hewlett	Matt Enright	Toon Hobbs
Fermina Dutson	Matthew Romrell	Trent Roesbery
Gina Feigh	Megan Koontz	Trevor Spencer
Gina Hiatt	Melissa Braun	Valerie Bielik Draeger
Gina L. Villagomez	Melissa Schultz	Veronica Hernandez
Gina Tolman	Melissa Stettler	Whitney Robinson
Ginger Schumacher	Merlobel Custodio	Willie Scott
Gustini Nelson	Mesepa Aleki	Yanko D. Arreguin
Heather Johnson	Michael Burke	Yesenia Bustillos
Heather Perkins-Canas	Michael F. Scamardi	Zandy Amezcua
Ian Free	Michelle Ballantyne	Zury Oakey
Isaac Garcia		

Dated: August 2, 2021

  
\_\_\_\_\_  
Cameron L. Ward  
Secretary