

Commitment Number: 240414330
Seller's Loan Number: 0019443878

After Recording Return To:
DAVID JOHN CLARK
4785 E AMHERST,
HERNANDO, FL 34442

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19E18S240010 00210 0260 / 1616123

SPECIAL/LIMITED WARRANTY DEED

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, 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 **DAVID JOHN CLARK**, hereinafter grantees, whose tax mailing address is **4785 E AMHERST, HERNANDO, FL 34442**, the following real property:

THE FOLLOWING PROPERTY IN CITRUS COUNTY, FLORIDA:

LOTS 26 AND 27, BLOCK 21, PARSONS POINT ADDITION TO HERNANDO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 19 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

TOGETHER WITH A 1971 NOBIDDOUBLEWIDE MOBILE HOME VIN #: N2531A AND VIN #: N2531B

PROPERTY ADDRESS IS: 4785 E AMHERST, HERNANDO, FL 34442

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

Prior instrument reference: **#2024044110**

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 1/27/2025 BK: 3535 PG: 94

Executed by the undersigned on JAN 27 2025, 20__:

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, By Select Portfolio Servicing, Inc., as Attorney in Fact

By: [Signature] JAN 27 2025
Name: Jeaneen Chandler
Title: Document Control Officer



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

<u>[Signature]</u> <u>JAN 27 2025</u> Witness (signature on above line)	Printed Name <u>Jose Bocanegra</u> Address: <u>3217 S. Decker Lake Dr.</u> <u>Salt Lake City, UT 84119</u>
<u>[Signature]</u> <u>JAN 27 2025</u> Witness (signature on above line)	Printed Name <u>Lusi Talili</u> Address: <u>3217 S. Decker Lake Dr.</u> <u>Salt Lake City, UT 84119</u>

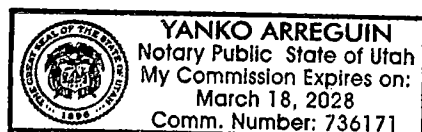
STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of Jan, 2025, by Jeaneen Chandler as Document Control Officer of **Select Portfolio Servicing, Inc., as Attorney in Fact for WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1**, a Utah corporation, on behalf of the corporation.

* **Personally Known**

Personally Known X OR Produced Identification ☐

Type of Identification Produced: N/A



[Signature]
(Signature of Notary Public)
Yanko Arreguin

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

My Commission expires: 3/18/2028

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.

04/29/2024

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

I, Troy Matthews 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 signers, 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
Lester Cheng	Executive Vice President – Business Development
Kevin Warren	Executive Vice President – Chief Legal and Compliance Officer and Assistant Secretary
Kalyana C. Nimmagadda	Executive Vice President – Chief Administrative Officer
Amanda Brinkerhoff	Executive Vice President – Chief Servicing Officer
Anthony Rasquinha	Senior Vice President – Chief Technology Officer
Curtis Pulsipher	Senior Vice President – Default Management
Jamie Houston	Senior Vice President – SLC Call Center
Kevin Funk	Senior Vice President – Acting Chief Financial Officer
Murali Palanganatham	Senior Vice President – Chief Info Officer
Daniel Wadsworth	Senior Vice President – Compliance
Christopher Kennedy	Senior Vice President – Loan Administration
Troy Matthews	Vice President and Secretary

- 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 signers, 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 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
Angela Croston	Keith Reno	Russ Thomas
Arpit Sharma	Kevin Rucci	Shaun Dennery
Boni Richardson	Kristen Buckley	Susan Bassett
Dennis Cook	Kyuhong Lee	Timothy P. O'Shea
Dustin Stephenson	Mark Quillen	Troy Rasmussen
Gordon Canada	Michael (Bud) Hertig	Whitney Robinson
Gwendolyn Hitt	Michele L. Crampton	William J. Lesko
Heather Clarke	Mike Maynard	
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 signers, 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	Jeaneen Chandler	Michelle Benavidez
Alexa Velarde	Jennifer Archibald	Michelle Simon
Alice Royce	Jennifer C. Brown	Miguel Bocanegra
Alicia Gardner	Jennifer Cano	Mindy Sandoval
Alisha O. Yeates	Jennifer Dellagnola	Miquel Flint
Aliyah Kelsall	Jennifer L. Hoisington	Monica Nielsen
Alyssa Sanders	Jennifer M. Lynch	Monica Rodriguez
Ambur Davis	Jennifer M. Trujillo	Nicholas Wright
Aneita Hammer	Jo Robinson	Nicki Kraaima
Angeleque Gallegos	Jocelyn Lopez	Otto Castillo
Anibal Tinoco Rivas	John Macke	Paige Smith
Annette Jeanblanc	Jonathan Baclayon	Palina Thorsted
Antonio Yocupicio	Jonathan Fournier	Patrick Pittman
Ashley Clark	Joni McCloy	Paul Douglas
Ashley Cox	Jose Bocanegra	Pauline Kunz

04.29.2024

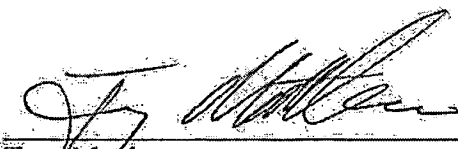
Aubrie Belnap	Josephine Lee Marcelis	Peter Borowczyk
Bill Koch	Joshua Jewett	Rachel Funk
Brandi DeGrey	Josie Syphus	Rachel Hadfield
Brian Leach	Justin Heflin	Rachel M. Erickson
Bryan Ball	Justin Jones	Rahjaun Peevy
Bryce Braegger	Katrina Owens	Randall Wessman
Carrie Sumner	Kaylee Green	Ray Salazar
Catherine Alfaro	Kaylee Yamashita	Rebecca Galley
Che Croston	Kendall Proeun	Rene Lopez
Christopher T. Plantier	Kenneth B. Hampton	Rhiannon Edmunds
Cindy Gonzalez	Kenton Mattingley	Roselia Chavez
Colt Nay	Kiara Williams	Ryan Fullmer
Conrad Stribakos	Krista Beierle	Ryan Hyland
Coty Evans	Krysten Erickson	Sandi Widdowson
Cynthia May	Larry Gonzales	Sara Adams
Cynthia Stevens	Laura Hebert	Sara Silva
David Hanson	Laura Lynn Dyson	Sarah E. Richman
Deb Linscott	Linda Holmes	Sarah Ellis
Debra Kenter	Lindsay Jones	Shanda Simmons
Derrick Miles	Lindsey Stewart	Shanda Swilor
Diane Harward	Lisa Fish	Shantel Mota
Diane Weinberger	Lisa Rene Jones	Shelbie Russell
Dilan Foutz	Lloyd E. May	Sherrilyn Heflin
Doreen Luamanuvae	Louise Farrer	Sherry Benight
Douglas Bohne	Lucretia Birkinshaw	Sherry Nielsen
Elexus Puerta	Luis A. Ruiz-Velazquez	Shinneka Nakai
Elizabeth Landaverde	Lusi Talili	Stephanie Davey
Elizabeth Maynes	Maggie Wood	Stephanie Salazar
Elizabeth Sorto	Malissa Wilkins	Stephanie Stoddard
Emanuel Rocha	Marc Beans	Taylor Bishop
Eric Blaylock	Marco Montes De Oca	Terry Boren
Eric Caruso	Maria Soberon	Tiffany Skaife
Erica Haro	Mario Salinas	Tina Martin
Evelyn Martinez	Mark Syphus	Tony Wilde
Fermina Dutson	Matt Enright	Toon Hobbs
Gay Chapman	Matthew Romrell	Trent Roesbery
Gina Hiatt	Meaggie Olearain	Trevor Spencer
Gina Tolman	Melissa Braun	Valerie Bielik Draeger
Heather Johnson	Merlobel Custodio	Vicky Padilla
Isaac Garcia	Mesepa Aleki	Willie Scott

Jakelyn Jimenez
Jared Murphy
Jason Talley

Michael F. Scamardi
Michael P. Taylor
Michelle Ballantyne

Yanko Arreguin
Zury Oakey

Dated: April 29, 2024



Troy Matthews
Secretary