

1107774
Stewart Title of Indian River County
333 17th Street, Suite F
Vero Beach, Florida 32960
Rec: 44.00
D.S: 221.68

Consideration: \$31,699.00

This document prepared by:-)
Premium Title Services)
2002 Summit Blvd Ste 600)
Atlanta GA. 30319)
And after recording return to:-)
Name: Cindy Silverstein)
Stewart Title of Indian River)
County)
Firm 333 17th Street, Suite F)
Vero Beach, FL 32960)
Phone:)
Asset No. 70384490)
File No. AM1103-FL-139324)

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SPECIAL WARRANTY DEED
AND
SUPPORTING AFFIDAVIT OF POWER OF ATTORNEY

STATE OF FLORIDA
COUNTY OF Indian River

THIS DEED, made this 23rd day of August, 2011, by and between
OCWEN REO TRUST, A DELAWARE STATUTORY TRUST, C/O OCWEN LOAN SERVICING
LLC., 1661 WORTHINGTON RD, SUITE 100, WEST PALM BEACH, FLORIDA 33409, a national
banking association, organized and existing under the laws of The United States of America;
hereinafter called the Grantor, whose mailing address is: c/o Ocwen Loan Servicing, LLC, 12001
Science Drive, Suite 110B Orlando, Florida 32826; and Richard Cardaman, a single adult
, hereinafter called the Grantee, whose mailing address:
355 11th Place SW, Vero Beach, FL 32962
~~XX~~

WITNESSETH, that the Grantor, for and in consideration for the sum of Ten Dollars (\$10.00) and other
valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto
the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County
of Indian River, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PARCEL ID #: 333904000080000000080
Located at 2105 45th Avenue, Vero Beach, FL 32966


TOGETHER, with all of 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 does hereby fully warrant the title to said land, and will defend the same against lawful claims
of all persons claiming by, through or under said Grantor but against none other.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness
Leisa Scholm
Print Name

OCWEN REO TRUST, A DELAWARE STATUTORY TRUST, C/O
OCWEN LOAN SERVICING LLC., 1661 WORTHINGTON RD,
SUITE 100, WEST PALM BEACH, FLORIDA 33409 by Ocwen
Loan Servicing, LLC as Attorney-In-Fact


Witness
Ron Blair
Print Name

BY 
Robert Kaltenbach, Senior Manager
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact
Address: 12061 Science Drive, Suite 110B, Orlando, FL 32826




STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of August,
2011, Robert Kaltenbach, Senior Manager by

of Ocwen Loan Servicing, LLC as Attorney-in-Fact for OCWEN REO TRUST, A DELAWARE STATUTORY
TRUST, C/O OCWEN LOAN SERVICING LLC., 1661 WORTHINGTON RD, SUITE 100, WEST PALM
BEACH, FLORIDA 33409, who is personally known to me or who has
produced _____ as identification and who did / (did not) take an
oath.

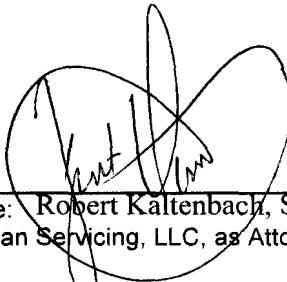



Notary Public
Leisa Scholm
Printed Name
My Commission Expires: _____

(Notarial Seal)

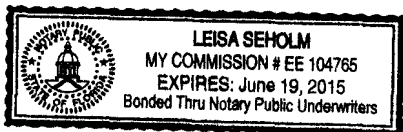
STATE OF FLORIDA
COUNTY OF ORANGE

Before me this 23rd day of August of 2011, appeared the aforesaid Attorney-in-Fact, who swore or affirmed that: (1) the power of attorney given to the aforementioned Attorney-in-Fact and used herein to convey title is recorded at O.R. Book _____, Page _____, Public Records of Indian River County, Florida; and (2) the undersigned Attorney-in-Fact has no knowledge or notice of termination or revocation of said Power of Attorney and that it remains in full force and effect.



Printed Name: Robert Kalttenbach, Senior Manager
of Ocwen Loan Servicing, LLC, as Attorney-in-Fact

Sworn or affirmed and subscribed to before me, this same date as immediately hereinabove acknowledged, by the said authorizing officer of Ocwen Loan Servicing, LLC as Attorney-in-Fact for OCWEN REO TRUST, A DELAWARE STATUTORY TRUST, C/O OCWEN LOAN SERVICING LLC, 1661 WORTHINGTON RD, SUITE 100, WEST PALM BEACH, FLORIDA 33409, who is personally known to me or who produced the same identification as immediately hereinabove noted in the acknowledgment.



Notary Public

(Notarial Seal)

Leisa Sehlm
Printed Name
My Commission Expires: _____

EXHIBIT "A"

AM1103-FL-139324

LOT 8, ALBRECHT GROVE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3,
PAGE 100, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

Parcel ID No.: 333904000080000000080

POA#1998

LIMITED POWER OF ATTORNEY

Ocwen REO Trust, a Delaware statutory trust (hereinafter called "Owner") hereby appoints Ocwen Loan Servicing, LLC, (hereinafter called "Ocwen"), as its true and lawful attorney-in-fact to act in the name, place and stead of Prior Servicer for the purposes set forth below.

The said attorneys-in-fact, and each of them, are hereby authorized, and empowered, as follows:

1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation or filing.
2. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of Owner in connection with insurance, foreclosure, bankruptcy and eviction actions.
3. To endorse any checks or other instruments received by Ocwen and made payable to Owner.
4. To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes Ocwen to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.
5. To do any other act or complete any other document that arises in the normal course of servicing
6. To defend owner in actions and to bring affirmative actions on owner's behalf, provided that the defense and affirmative actions are undertaken in the best interests of the owner.

Dated: February 26, 2009.

Ocwen Financial Corporation,
as Administrator

Witness:

Maria Alvarez
Name: Maria Alvarez
Carla Tinoco
Name: Carla Tinoco

RONALD M. FARIS
Name: Ronald M. Faris
Title: President

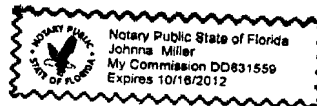
State of FLORIDA), County of PALM BEACH)

BEFORE ME Johnna Miller, a Notary Public in and for the jurisdiction aforesaid, on this 26 day of February, 2009, personally appeared Ronald M. Faris who resides at _____ and who is personally known to me (or sufficiently proven) to be a President of Ocwen Financial Corp, and the person who executed the foregoing instrument by virtue of the authority vested in him/her and he/she did acknowledge the signing of the foregoing instrument to be his/her free and voluntary act and deed as a President for the uses, purposes and consideration therein set forth.

Witness my hand and official seal this 26 day of February, 2009.

My Commission Expires:

NOTARY STAMP



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 15th day of FEB. 2009, Bertha Henry, County Administrator.

By [Signature]
Deputy Clerk