

This Instrument Prepared by and Return to:  
Rick Lines Pursuant to the Issuance of Title  
Insurance  
Shore to Shore Title, LLC  
2255 Glades Rd, Suite 324-A  
Boca Raton, FL 33431

**File #: S230015R**

Property Appraisers Parcel ID #: 31382600001315000011.0

\_\_\_\_\_  
*SPACE ABOVE THIS LINE FOR RECORDING DATA*  
\_\_\_\_\_

**THIS SPECIAL WARRANTY DEED**, made and executed the 14 day of February, 2024, by **The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-BC1**, whose post office address is **c/o NewRez LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601**, herein called the Grantor(s), to **Javier Diaz and Rebecca Diaz, husband and wife**, whose address is **1391 Whitmore Street, Sebastian, FL 32958**, 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)*

**W I T N E S S E T H:** 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 Indian River County, State of Florida, viz:

**Lot 11, in Block 315, of SEBASTIAN HIGHLANDS, UNIT 13, according to the Plat thereof, as recorded in Plat Book 7, at Page 82A through 82F, of the Public Records of Indian River County, Florida.**

**Power of Attorney has been recorded at Official Records  
Instrument # 3120220020681, in Official Records Book 3526, Page 1222,  
in the Public Records of Indian River County.  
Certificate of Signing Authority is attached hereto and made a part hereof**

**Subject to 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.

**Seller Tax ID #: 510576462**

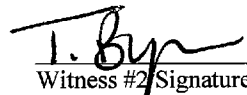
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

Daysha Watkins  
Witness #1 Printed Name

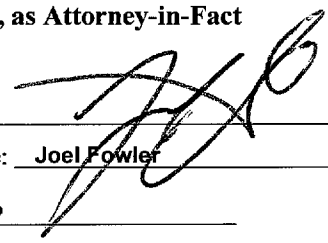
75 Beattie Place Greenville SC 29601  
Witness #1 Address

  
Witness #2 Signature

Taylor Byram  
Witness #2 Printed Name

75 Beattie Place Greenville SC 29601  
Witness #2 Address

**The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-BC1 , by NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact**

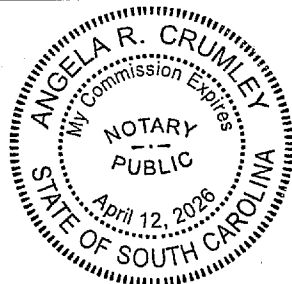
By   
Print Name: Joel Fowler  
Title: VP

STATE OF South Carolina

COUNTY OF Greenville

THE FOREGOING INSTRUMENT was acknowledged before me by means of [] physical presence or [] online notarization, this 14 day of February, 2024, by Joel Fowler (name), VP (title), of NewRez LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact for The Bank of New York Mellon F/K/A The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2006-BC1, on behalf of the company by who [] is personally known to me or [] has produced \_\_\_\_\_ as identification.

[SEAL]



  
Notary Signature

Angela R Crumley  
Printed Notary Signature

My Commission Expires: 4.12.2024

**EXHIBIT "A"****WRITTEN CONSENT  
OF  
REQUISITE MEMBERS OF THE BOARD OF MANAGERS  
OF  
NEW PENN FINANCIAL, LLC****December 4, 2018**

The undersigned, constituting 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"), do hereby consent, pursuant to Section 18-404(d) of the Delaware Limited Liability Company Act, as amended from time to time (the "Act"), and Section 2.12 of the Amended and Restated Limited Liability Company Agreement of the Company, dated as of October 31, 2011, as amended from time to time (the "LLC Agreement"), 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.

***Appointment and Reappointment of Officers***

**WHEREAS**, by prior resolutions duly adopted by the Board (the "Prior Resolutions"), the Board established senior and general offices of the Company and appointed certain persons to such offices, which Prior Resolutions remain in full force and effect as of the date hereof (except with respect to any persons who have left the employ of the Company or except as to any persons whose appointments have been terminated); and

**WHEREAS**, by virtue of the resignation on August 2, 2018 of Saul I. Sanders as a co-Chief Executive Officer of the Company, Bruce J. Williams, formerly a co-Chief Executive Officer of the Company, became the Chief Executive Officer of the Company; and

**WHEREAS**, the Chief Executive Officer of the Company has submitted to the Board a list of persons employed by the Company in its headquarters or in its Origination Division or in its Servicing Division (the names of such persons being set forth in Exhibit A hereto) whom he recommends to be appointed or reappointed to the senior and general offices of the Company set forth next to the respective names of such persons on Exhibit A; and

**WHEREAS**, a majority of the members (a "Majority") of the Board has determined it to be in the best interest of the Company to appoint or reappoint each such person to the senior or general office of the Company as set forth opposite such person's name on Exhibit A hereto.

**NOW THEREFORE BE IT RESOLVED**, that a Majority of the Board hereby approve the appointment and the reappointment, as applicable, of each of the persons named on Exhibit A attached hereto to the senior or general offices of the Company set forth opposite each such person's name, with such appointment to be effective as of the date hereof and each such reappointment to be effective as of the date of such person's initial appointment in such capacity, authorizing each such person to serve in the capacities set forth in Exhibit A (subject to the LLC

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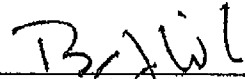
Agreement) until his/her termination of employment or until his/her successor has been duly elected and qualified, whichever is earlier; and it is

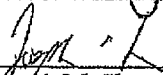
**FURTHER RESOLVED**, that all actions heretofore taken by any of the foregoing officers on behalf of the Company be, and they hereby are, approved, adopted, ratified and confirmed in all respects.

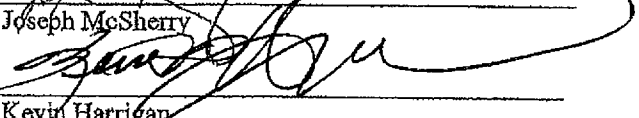
**FURTHER RESOLVED**, that this written consent of the Board of New Penn Financial LLC may be executed in counterparts and by facsimile and pdf, each of which shall be an original and all of which, when taken together, shall constitute one and the same instrument.

[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.

  
\_\_\_\_\_  
Bruce J. Williams

  
\_\_\_\_\_  
Joseph McSherry

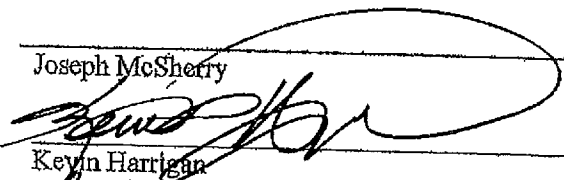
  
\_\_\_\_\_  
Kevin Harrigan

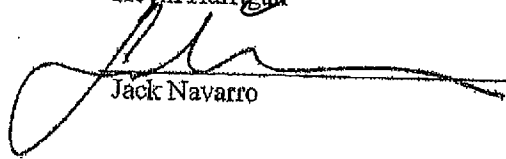
\_\_\_\_\_  
Jack Navarro

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

\_\_\_\_\_  
Bruce J. Williams

\_\_\_\_\_  
Joseph McSherry

  
\_\_\_\_\_  
Kevin Harrigan

  
\_\_\_\_\_  
Jack Navarro

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**EXHIBIT A**

Bruce J. Williams—Chief Executive Officer

Daniel J. Egan—Sr. Vice President of Finance, CFO & Assistant Secretary

Joe McSherry—Vice President—Corporate & Assistant Secretary

Darryl Chu—Vice President—Corporate & Assistant Secretary

New Penn Origination Division Officers

Kevin Harrigan—Division CEO & President—Origination Division

Philip Italiano—Origination Division—General Counsel, Chief Compliance Officer and Secretary

Corey Caster—Origination Division—Sr. Vice President - JV and Retail Lending

Todd Stiverson—Origination Division—Vice President—Corporate Compliance and Operations

Erik Knight—Origination Division—Vice President - Compliance

James Stamos—Origination Division—Vice President, Designated Representative

Rob O'Han—Origination Division—Sr. Vice President - Call Center Division

Chris Nielson—Origination Division—Sr. Vice President - Third Party Origination Division

Lisa Schreiber—Origination Division—Sr. Vice President—Correspondent Lending

Robert Johnson—Origination Division—Sr. Vice President—Capital Markets

Dean Kwaschyn—Origination Division—Chief Fulfillment Officer

David Haggert—Origination Division—Chief Revenue Officer

Adam Stern—Origination Division—Chief Information Officer

Tony Williams—Origination Division—Vice President—Organizational Development

Joe Lewis—Origination Division—Vice President—Information Technology

Joe Suter—Origination Division—Chief Risk Officer

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New Penn Servicing Division Officers

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Jack Navarro	Division CEO & President -- Servicing Division
Michael Keaton	Servicing Division- Chief Servicing Officer and Business Development
Ben Boyer	Servicing Division -- Executive Vice President -- Strategy and Client Management
Chris Hurley	Servicing Division -- Senior Vice President -- IT
Debbie Thayer	Servicing Division- Senior Vice President -Default Administration PPh
Jason Yates	Servicing Division -- Vice President -- Performing Loan Servicing
Spencer Mosness	Servicing Division -- General Counsel, Senior Vice President & Assistant Secretary
Justin Bradley	Servicing Division - Assistant Secretary
Lola Oyekan	Servicing Division -- Assistant Secretary
Meredith Prickett	Servicing Division -- Assistant Secretary
Joshua Bishop	Servicing Division -- Vice President -- Compliance & Chief Compliance Officer
Keenen Dammen	Servicing Division -- Managing Director - Corporate Strategy

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Joey Prince	Servicing Division – AVP - Loan Boarding /Investor Reporting
Joel Fowler	Servicing Division – AVP – Loss Mitigation
Benoit Roumier	Servicing Division – AVP – Loss Mitigation
Sam Ross	Servicing Division – AVP – Loss Mitigation
Nicole Harwood	Servicing Division – AVP – Loss Mitigation
Thomas Muldowney	Servicing Division – Vice President - Portfolio Management
Kyle Ross	Servicing Division – Vice President - Loss Mitigation
Traci Luckhaupt	Servicing Division – Vice President - Foreclosure and Bankruptcy
Phillip Plulster	Servicing Division – AVP - Foreclosure
Tiffani Ray	Servicing Division – AVP - Bankruptcy
Shawn Garrison	Servicing Division – AVP - REO and Collateral Management