


Recording Requested By:  
Cenlar FSB

When Recorded Return To:

Hallie Richards  
Cenlar FSB  
PO BOX 77414  
EWING, NJ 08628-9829

  
20160906000323450 1/6 \$30.00  
Shelby Cnty Judge of Probate, AL  
09/06/2016 02:42:49 PM FILED/CERT



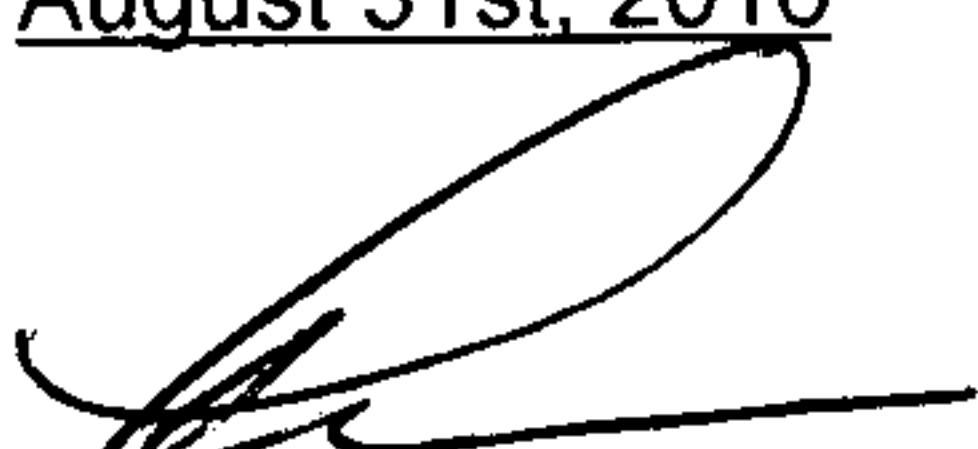
**RELEASE OF MORTGAGE**

Cenlar FSB #:0017618794 "SULLIVAN" Lender ID:W84/002/0000400658 Shelby, Alabama  
KNOW ALL MEN BY THESE PRESENTS, that LPP MORTGAGE LTD, hereinafter referred to as the Mortgagee,  
DOES HEREBY CERTIFY, that a certain Mortgage made and executed by NICK T SULLIVAN HUSBAND AND  
WIFE CHARLOTTE J SULLIVAN HUSBAND AND WIFE to secure payment of the principal sum of \$27,000.00 plus  
interest, originally to HOMESOUTH MORTGAGE SERVICES, INC, in the County of Shelby, and the State of  
Alabama, Dated: 07/18/2001 Recorded: 08/03/2001 in Book/Reel/Liber: 0236 Page/Folio: 218, is now Paid and  
Satisfied, and is therefore discharged.

In all references in this instrument to any party, the use of a particular gender or number is intended to include the  
appropriate gender or number as the case may be.

IN WITNESS WHEREOF, the said Mortgagee has set his hand and has caused these presents to be signed by its  
duly authorized officer(s).


LPP MORTGAGE LTD  
On August 31st, 2016

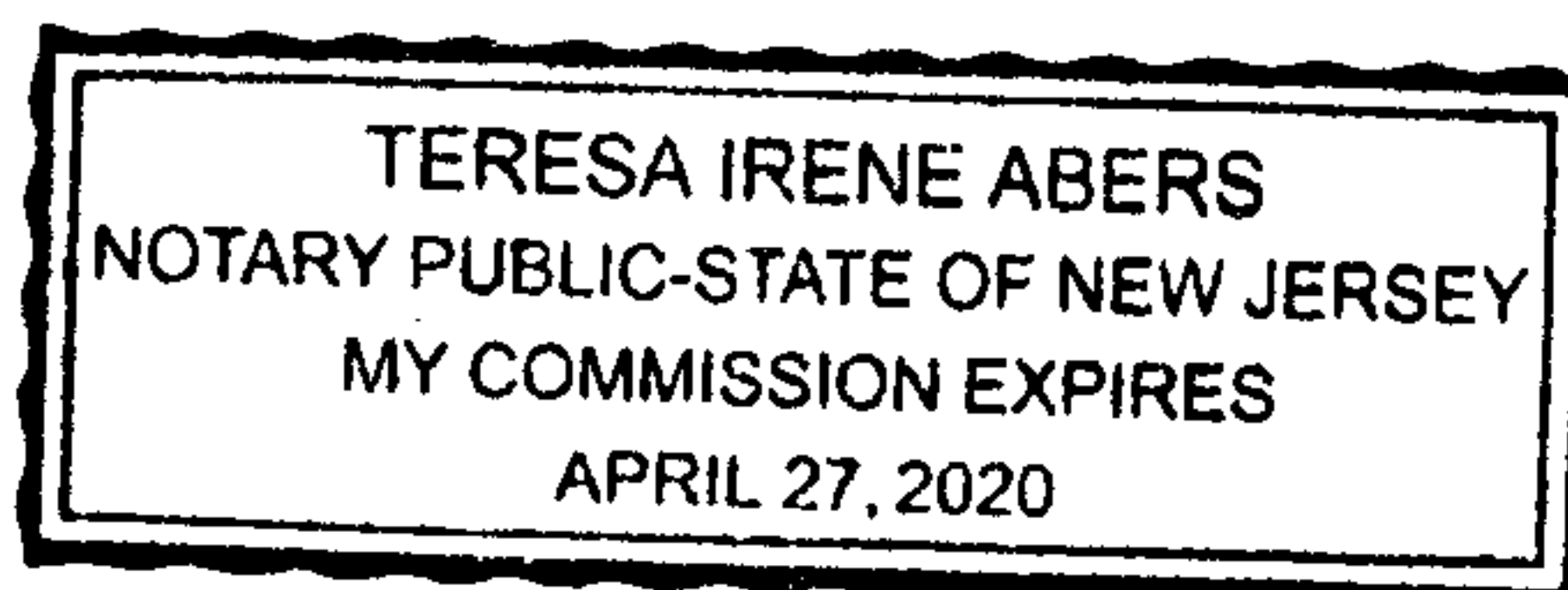
By:   
HALLIE L RICHARDS, AUTHORIZED SIGNER

STATE OF New Jersey  
COUNTY OF Mercer

On August 31st, 2016, before me, TERESA IRENE ABERS, a Notary Public in and for Mercer in the State of New  
Jersey, personally appeared HALLIE L RICHARDS, AUTHORIZED SIGNER, personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and  
that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted,  
executed the instrument.

WITNESS my hand and official seal,

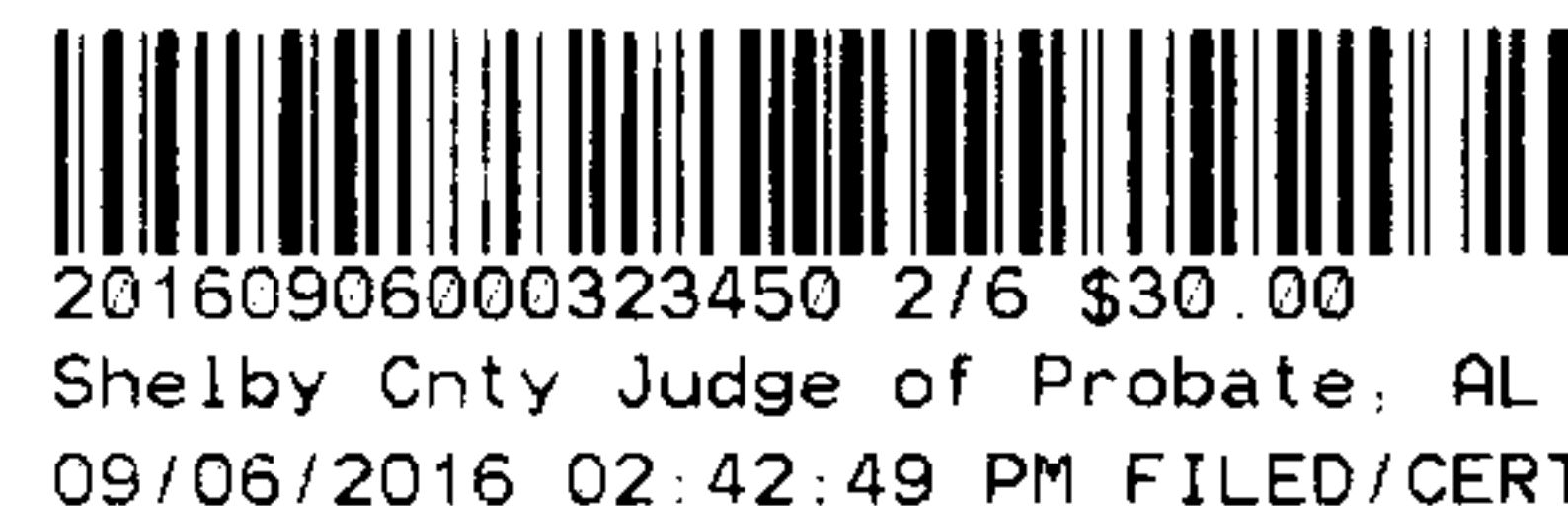
  
TERESA IRENE ABERS  
Notary Expires: 04/27/2020 #2177340



(This area for notarial seal)

Prepared By: Elise Masselle, CENLAR FSB PO BOX 77414, TRENTON, NJ 08628 609-883-3900

WRITTEN CONSENT OF  
THE BOARD OF DIRECTORS OF  
PROPERTY ACCEPTANCE CORP.



The undersigned, being the sole member of the Board of Directors (the "Board") of Property Acceptance Corp., the general partner of LPP Mortgage Ltd. (the "Mortgage Loan Owner"), hereby adopts by written consent the following resolutions as of March 29, 2013 (the "Effective Date") with the same force and effect as if adopted at a meeting of the Board duly called and held:

**RESOLVED**, that the individuals named in the next paragraph are hereby designated as authorized signatories of the Mortgage Loan Owner (each such individual is referred to herein as an "Authorized Signer"), but only for the sole, limited and exclusive purposes, acting on behalf of the Mortgage Loan Owner, of signing, executing and (where required by law or custom) attesting, acknowledging and/or recording (1) requests for delivery of custodial mortgage loan documents, reconveyances, substitution of trustees, discharges, releases, and satisfactions of deeds of trust, trust deeds, mortgages and security deeds (each, a "Security Instrument"), which Security Instruments secure paid in full mortgage loans subserviced for MGC Mortgage, Inc. ("MGC") by Cenlar FSB ("Subservicer") pursuant to that certain Subservicing Agreement dated as of September 30, 2005 between New South Federal Savings Bank and Subservicer (the "Original Agreement"), which agreement was assumed by MGC pursuant to that certain Assumption and Amendment Agreement dated May 31, 2010 (the "Assumption"; and together with the Original Agreement, herein collectively referred to as the "Agreement") and letters of direction as needed to process pre-payoff land trust transactions; (2) partial releases of collateral encumbered by any of the Security Instruments, but only with the prior written approval of MGC in each instance; (3) modifications and/or extensions of so-called "balloon reset" mortgages owned or backing a security issued by FNMA or FHLMC, but only in accordance with applicable guidance issued by those Agencies and the related mortgage loan documents and with the prior written approval of MGC; (4) modifications of notes and Security Instruments upon the prior written approval of MGC and, if applicable, of FNMA, FHLMC, HUD, USDA/RHS, or VA; (5) substitutions of trustees, pleadings, notices, deeds or other instruments necessary to institute, continue or complete foreclosures of loans subserviced for MGC by Subservicer; and (6) with the prior written approval of MGC, any and all other related instruments and documents, including without limitation (i) the power to request mortgage loan documents from any document custodian holding the same, and (ii) the power to indorse instruments required to effectuate mortgage loan payments or refunds (such as checks evidencing such payments or refunds);

**FURTHER RESOLVED**, that each of the following persons is hereby appointed as an Authorized Signer:

Jeanne Bader  
Patricia Bracey  
Robin Brodsky  
Francine Bryant  
Lauren Cromer  
Kathleen D'Amore  
Marianne Doroba  
Meredith Gillespie

David J. Miller Jr  
John O'Connor  
Angela Pulli  
Krista Radwanski  
Hallie Richards  
Robert Weis  
Diane Constantine  
Jennifer Dobron





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Kim Hagen  
Nancy Irwin  
Mark Kelbaugh  
Steven Kravitz  
Jacqueline Lenarski  
Joanne P. McGrath

Jessica Bradbury  
Rita Albanese  
Clifford Priest  
Raymond Crawford  
Jeffrey Stanley  
Donna J. Lynch

it being understood that each Authorized Signer is a current employee of Subservicer;

**FURTHER RESOLVED**, that all acts and doings of each Authorized Signer shall in all respects be consistent with and in furtherance of the duties and obligations of Subservicer under the Agreement, as that Agreement may have been, and may hereafter be, amended, supplemented or superseded.

**FURTHER RESOLVED**, that each appointment of each Authorized Signer made hereunder shall automatically expire: (i) when and if these resolutions are repealed, rescinded or annulled by the Mortgage Loan Owner for any reason; (ii) upon the expiration or earlier termination of the Agreement; or (iii) when MGC delivers written notice to Subservicer of such repeal, rescission or annulment; and an Authorized Signer's appointment hereunder shall automatically terminate upon: (1) the termination of the employer-employee relationship between the Authorized Signer and Subservicer; or (2) upon the resignation of the Authorized Signer, delivered to Subservicer or to MGC directly.

**FURTHER RESOLVED**, that no present or future Authorized Signer: (i) shall ever be deemed to be an officer or employee of MGC or the Mortgage Loan Owner for any purpose; (ii) shall ever be entitled to compensation of any kind or type from MGC or the Mortgage Loan Owner; and (iii) shall ever be entitled to any benefits whatsoever granted by MGC or the Mortgage Loan Owner by law or regulation to other officers, directors or employees of MGC or the Mortgage Loan Owner.

**FURTHER RESOLVED**, that this resolution shall be considered repealed and of no further effect upon the termination or expiration of the Agreement.

**FURTHER RESOLVED**, that those certain resolutions passed by the Board effective as of December 20, 2010, a copy of which is attached hereto, are hereby repealed and shall be of no further force and effect.

**IN WITNESS HEREOF**, the undersigned has duly executed this Written Consent to be effective as of the date first indicated above.

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\_\_\_\_\_  
D. Andrew Beal, Sole Director

## SECRETARY CERTIFICATE

I, Stephen J. Costas, Secretary of Property Acceptance Corp. (the "Corporation"), the General Partner of LPP Mortgage Ltd., being familiar with the books and records of the Corporation, hereby certifies that attached hereto as Exhibit A is a true and correct copy of the resolutions which have been duly adopted by the Board of Directors of the Corporation and which have not been amended, modified or repealed in any respect and which are in full force and effect as of the date hereof.

Property Acceptance Corp.

  
\_\_\_\_\_  
Stephen J. Costas, Secretary

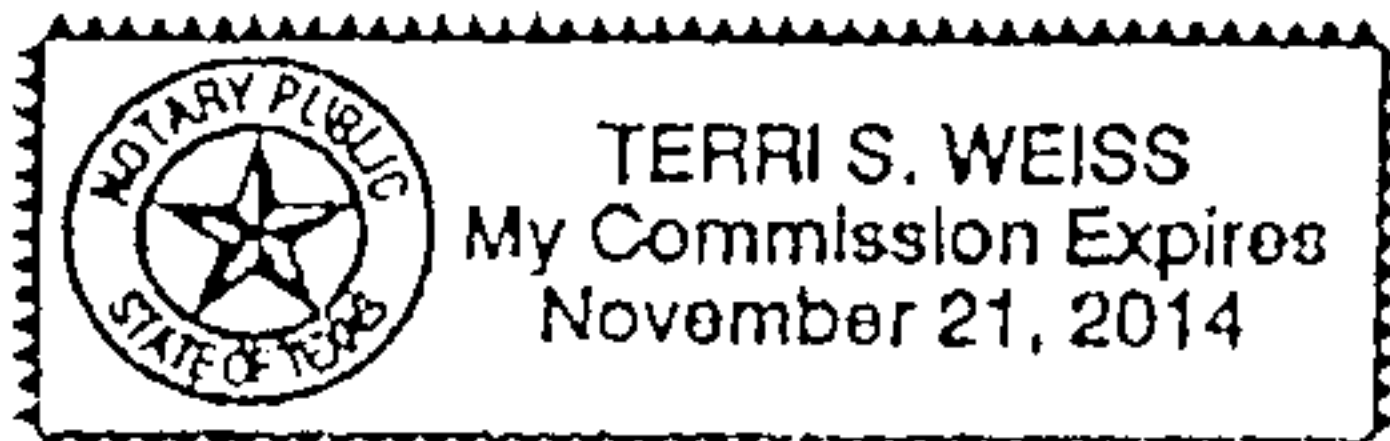
STATE OF TEXAS

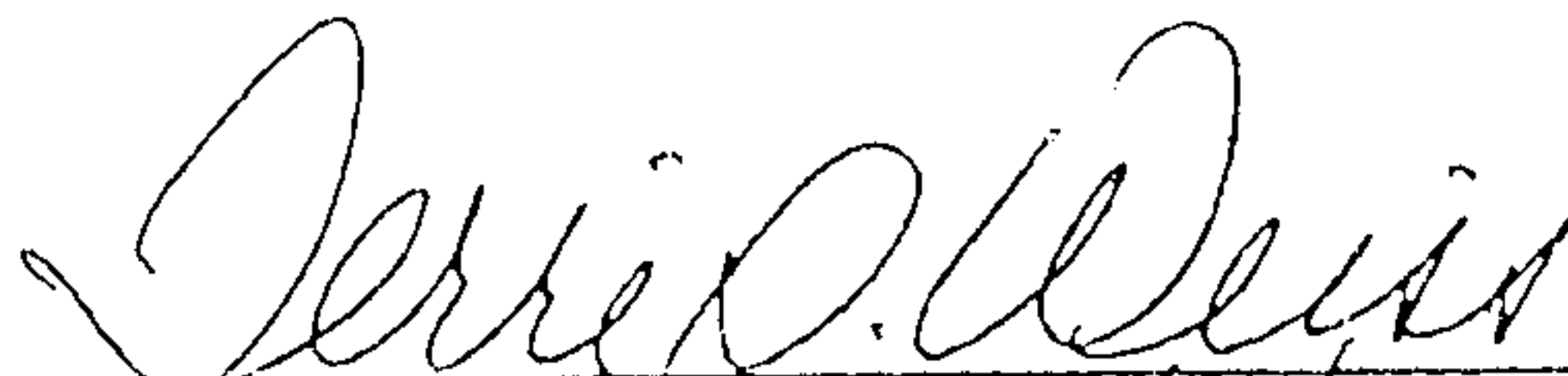
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COUNTY OF COLLIN

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Stephen J. Costas, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, being informed of the contents of such document, executed the same voluntarily.


GIVEN UNDER MY HAND, OFFICIAL SEAL this 5<sup>th</sup> day of January, 2010.2011



  
\_\_\_\_\_  
Notary Public, State of Texas  
My Commission expires: 11/21/14



**WRITTEN CONSENT OF  
THE SOLE DIRECTOR OF  
PROPERTY ACCEPTANCE CORP.**

  
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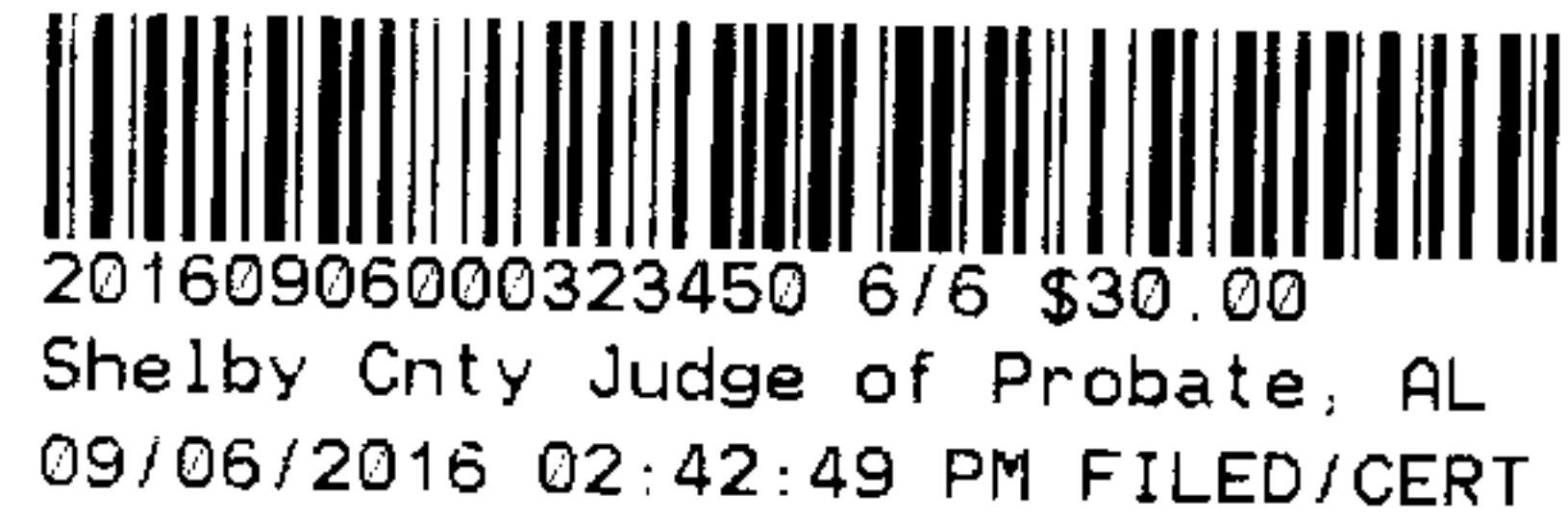
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**RESOLVED**, that the individuals named in the next paragraph are hereby designated as authorized signatories of the Mortgage Loan Owner (each such individual is referred to herein as an "Authorized Signer"), but only for the sole, limited and exclusive purposes, acting on behalf of the Mortgage Loan Owner, of signing, executing and (where required by law or custom) attesting, acknowledging and/or recording (1) requests for delivery of custodial mortgage loan documents, reconveyances, substitution of trustees, discharges, releases, and satisfactions of deeds of trust, trust deeds, mortgages and security deeds (each, a "Security Instrument") which Security Instruments secure paid in full mortgage loans subserviced for MGC Mortgage, Inc. ("MGC") by Cenlar FSB ("Subservicer") pursuant to that certain Subservicing Agreement dated as of September 30, 2005 between New South Federal Savings Bank and Subservicer (the "Original Agreement"), which agreement was assumed by MGC pursuant to that certain Assumption and Amendment Agreement dated May 31, 2010 (the "Assumption"; and together with the Original Agreement, herein collectively referred to as the "Agreement") and letters of direction as needed to process pre-payoff land trust transactions; (2) partial releases of collateral encumbered by any of the Security Instruments, but only with the prior written approval of MGC in each instance; (3) modifications and/or extensions of so-called "balloon reset" mortgages owned or backing a security issued by FNMA or FHLMC, but only in accordance with applicable guidance issued by those Agencies and the related mortgage loan documents and with the prior written approval of MGC; (4) modifications of notes and Security Instruments upon the prior written approval of MGC and, if applicable, of FNMA, FHLMC, HUD, USDA/RHS, or VA; (5) substitutions of trustees, pleadings, notices, deeds or other instruments necessary to institute, continue or complete foreclosures of loans subserviced for MGC by Subservicer; and (6) with the prior written approval of MGC, any and all other related instruments and documents, including without limitation (i) the power to request mortgage loan documents from any document custodian holding the same, and (ii) the power to indorse instruments required to effectuate mortgage loan payments or refunds (such as checks evidencing such payments or refunds);

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Joanne P. McGrath  
David J. Miller Jr  
John O'Connor  
Angela Pulli  
Krista Radwanski  
Hallie Richards  
Robert Weis



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D. Andrew Beal, Sole Director