

12-04

1/04/11 10:19:25  
DK W BK 649 PG 663  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by and return to:  
Giddens, Giddens & Welch  
385 Edgewood Terrace Drive  
Jackson, MS 39206  
(601) 373-4647

**SPECIAL WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Aurora Loan Services, LLC**, c/o LPS Asset Management Solutions, 10385 Westmoor Drive, Ste 100, Westminster, CO 80021, (800) 430-3320, does hereby sell, convey and specially warrant unto **Carlos Armando Herrera, 365 Vaiden Ridge N, Hernando, MS (901) 405-4639**, the following described property located and situated in DeSoto County, Mississippi, to-wit:

**INDEXING: Lot 7, Sec A, Morrow Crest North, DeSoto Co., MS**

See "Exhibit A" attached hereto.

**EXCEPTED** from the warranty hereof are all easements, rights of way, zoning ordinances, and restrictive and protective covenants, or record which may affect subject property.

**AD VALOREM** taxes for the current year shall be prorated between Grantor and Grantee herein. Said tax proration shall be considered final settlement with no further adjustment between Grantor and Grantee after closing.

**WITNESS THE SIGNATURE** of the Grantor, by its duly authorized officer this 17 day of December, 2010.

**LPS Asset Management Solutions, Inc., as Attorney in Fact for Aurora Loan Services, LLC**

By: Patricia J. Crocker, Vice President

STATE OF Colorado  
COUNTY OF Jefferson

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, on this 17 day of December, 2010, within my jurisdiction, the within named Patricia J. Crocker, Vice President who is the AVP of **LPS Asset Management Solutions, Inc., as Attorney in Fact for Aurora Loan Services, LLC**, who acknowledged that for and on behalf of said **Aurora Loan Services, LLC**, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized so to do.

Emily Kornbau  
NOTARY PUBLIC

My Commission Expires:

EMILY KORNBAU  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 06/17/2013

**EXHIBIT A**

**Lot 7, Section A, Morrow Crest North, located in Sections 1 and 2, Township 3 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 62, Pages 6-13, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

**SPECIAL POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the undersigned, Aurora Loan Services, LLC with its principal office 10350 Park Meadows Dr., Littleton, Co. 80124, does hereby make, approve and appoint LPS Asset Management Solutions, Inc., a corporation organized and existing under the laws of the United States of America, and having an office located at 10385 Westmoor Drive, Suite 100, Westminster, CO 80021 its agent and attorney in fact, with full power and authority to act for it and on its behalf in the management and disposition of the real estate owned (REO) held by Aurora Loan Services, LLC has referred to said attorney in fact, on the following terms and conditions:

1. Said attorney in fact shall be authorized to do and perform, on behalf of Aurora Loan Services, LLC and in its place and stead, and with equal validity, any and all lawful acts, matters and things whatsoever requisite, necessary, proper or convenient to be done, as fully, to all intents and purposes, as Aurora Loan Services, LLC might or could do itself, with respect to the sale and disposition of such REO. Aurora Loan Services, LLC hereby authorizes and empowers the said attorney in fact to negotiate such terms of disposition as it shall deem satisfactory, and to make, sign, execute, acknowledge and deliver any and all contracts of sale, or any other agreements, deeds of conveyance and other documents in connection therewith.

2. This Special Power of Attorney shall be effective from the date of execution hereof until it is revoked in writing.

**IN WITNESS WHEREOF**, the said grantor has caused this instrument to be executed by the Assistant Vice-President, this 1st day of December, 2010.

ATTEST:

By: [Signature]  
Name: Carrie Black  
Title: REO Vendor Manager

By: [Signature]  
Name: Corey R. Nove  
Title: A.V.P.  
Aurora Loan Services, LLC

By: [Signature]  
Name: Brent Zipperer  
Title: REO Vendor Manager

STATE OF Colorado

)SS:

COUNTY OF Douglas

On this 1st day of December, 2010, before me, a Notary Public of the State of Colorado, personally appeared Corey R. Nove, known to me to be the person whose name is subscribed to the within Special Power of Attorney and to be the Asst. Vice-President, of the said Aurora Loan Services, LLC, and acknowledge that he/she executed same on behalf of the corporation for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

My commission expires:  
12/15/12

[Signature]  
Notary Public

Heidi Long  
NOTARY PUBLIC  
State of Colorado

My Commission Expires Dec 15, 2012