

NOT AN OFFICIAL DOCUMENT

2022-515311
04/12/2022 11:26 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Prepared by & Return to:
Smoot Investments Inc.
c/o Ciras, L.L.C.
3000 Smoot Road
Smoot WV 24977

ASSIGNMENT OF MORTGAGE

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAPTAS, LLC**, having an address of 5745 SW 75th Street #282, Gainesville, FL 32608 (hereinafter the "**Assignor**") , for value received, does by these presents, grant, sell, transfer, assign, convey and set over to **CIRAS, L.L.C.**, located at 3000 Smoot Road, Smoot, WV 24977, (hereinafter the "**Assignee**"), all of Assignor's right, title and interest, powers and options in, if any, to and under the within described certain Mortgage dated April 29, 2005, executed between Mary Wolski, a Single Woman, (the "Borrower"), for the benefit of "**MERS**", **Mortgage Electronic Registration Systems, Inc., solely as nominee for Encore Credit Corp., a California Corporation** (the "Lender") whose address is 1833 Alton Parkway, Irvine, CA 92606, recorded on May 11, 2005, Instrument No. 2005 038406, with the Recorder of Lake County, Indiana (the "Recorder's Office"), as the same may have been assigned, amended, supplemented, restated or modified (the "Mortgage").

Property Address: 6731 Missouri Avenue, Hammond, Indiana 46324.

Said property is more particularly described in attached **Exhibit "A", Legal Description.**

See Attached **Exhibit 3, Form of Limited Power of Attorney.**

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER, BY ASSIGNOR.

In witness whereof, the undersigned has hereunto set its hand by it's duly authorized officer this 11th day of April, 2022.

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EXHIBIT "A"

**LOTS 33 AND 34, IN BLOCK 14 IN MANUFACTURER'S ADDITION TO THE CITY OF HAMMOND,
AS SHOWN IN PLAT BOOK 2, PAGE 23, IN LAKE COUNTY, INDIANA.**

PARCEL ID NUMBER: 26-35-0023-0033

COMMONLY KNOWN AS: 6731 MISSOURI AVENUE
HAMMOND, IN 46324

Property of Lake County Recorder

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Greenbrier County
Robin Loudermilk, Clerk
Instrument 297219
04/05/2022 @ 12:16:42 PM
POWER OF ATTORNEY
Book 26 @ Page 217
Pages Recorded 4
Recording Cost \$ 12.00

Prepared By:
First Financial Network, Inc.
9211 Lake Hefner Parkway, Suite 200
Oklahoma City, OK 73120

Return To:
CIRAS, L.L.C.
Attn: Thomas Jenkins
3000 Smoot Road
Smoot, WV 24977

LIMITED POWER OF ATTORNEY

Reference is made to that certain Loan Sale Agreement dated as of March 8, 2022 (the "Loan Sale Agreement") by and between RAPTAS, LLC, a Florida corporation having a notice address of 5745 SW 75th Street, #282, Gainesville, Florida 32608 ("Seller") and CIRAS, L.L.C., a West Virginia limited liability company having a notice address of 3000 Smoot Road, Smoot, WV 24977 Attn. Thomas Jenkins ("Buyer"). Each capitalized term used herein but not defined herein shall have the meaning assigned thereto in the Loan Sale Agreement.

In accordance with the Loan Sale Agreement, Seller hereby makes, constitutes, appoints and confers upon Buyer, its successors and assigns, Seller's irrevocable, limited power of attorney to indorse Seller's name and collect any checks or other forms of payment received from Obligor, under the related Evidence of Indebtedness sold by Seller to Buyer under the Loan Sale Agreement, which such related Evidence of Indebtedness is set forth on Schedule "I" attached hereto and made a part hereof, and to endorse and sign any documents necessary to assign, transfer, extend, release or otherwise carry out the intent of the Loan Sale Agreement with respect to Loan Notes, mortgages, deeds of trust, security instruments, judgments, assignments of insurance policies or other instruments related to an Evidence of Indebtedness; *provided, however*, any such endorsement (i) shall be permitted only to the extent necessary to carry out the intent of the Loan Sale Agreement and (ii) shall state clearly that such endorsement is "WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED".

This Limited Power of Attorney shall expire ninety (90) days from the date of execution hereof.

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BUYER'S INDORSEMENT IN SELLER'S NAME OF ANY CHECK OR OTHER FORM OF PAYMENT RECEIVED SHALL CONSTITUTE BUYER'S AGREEMENT THAT BUYER SHALL PAY ALL COSTS INCURRED IN INDORSING ANY CHECK OR OTHER FORM OF PAYMENTS IN ACCORDANCE WITH THIS LIMITED POWER OF ATTORNEY AND SHALL INDEMNIFY, DEFEND AND HOLD SELLER HARMLESS FROM AND AGAINST ANY LIENS, CLAIMS, INJURIES, DAMAGES, LOSSES AND LIABILITIES ARISING OUT OF BUYER'S INDORSEMENT OF SELLER'S NAME OF ANY CHECK OR OTHER FORM OF PAYMENT OR ANY ACTION RELATED THERETO, INCLUDING, WITHOUT LIMITATION, ANY INDORSER LIABILITY OR OTHER CAUSE OF ACTION AGAINST AN INDORSER RELATED TO ARTICLE 3 OR 4 OF THE UNIFORM COMMERCIAL CODE.

IN WITNESS WHEREOF, Seller has caused its name to be subscribed hereto by its duly authorized officer and this Limited Power of Attorney is effective as of March 18, 2022.

RAPTAS, LLC, a Florida corporation

By: 

Name: Ricky Strain

Title: Manager

Property of Lake County Recorder

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STATE OF Florida §

COUNTY OF Alachua §

I CERTIFY that on the 16 day of March 2022, Ricky Strain personally came before me and acknowledged under oath, to my satisfaction, that: (a) he signed the attached document as Manager of RAPTAS, LLC; and (b) this document was signed and made by RAPTAS, LLC as its voluntary act and deed.



NOTARY PUBLIC

My Commission Expires: 09/09/2023



Cynthia M. Ryan
Notary Public
State of Florida
My Commission Expires 09/09/2023
Commission No. GG 911224

Property of Lake County Recorder

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SCHEDULE "I"
TO LIMITED POWER OF ATTORNEY

Asset Number
EV 12112300027363
EV 1211-23-00028944
EV 12112300027701
EV 12112300027349
EV 12112300029924
EV 12112300027700
EV 12110100026671
EV 12112300029925
AFTS 00114614
EV 12112300027360
EV 12112300027699
EV 12112300029926
EV 12112300027698

Property of Lake County Recorder