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Prepared by: Tina Loney  
BSI Financial Services, Inc.  
314 South Franklin Street  
Titusville, PA 16354  
Return to: M.E. Wileman  
Orion Financial Group, Inc.  
2860 Exchange Blvd, Ste 100  
Southlake, TX 76092

### Limited Power of Attorney

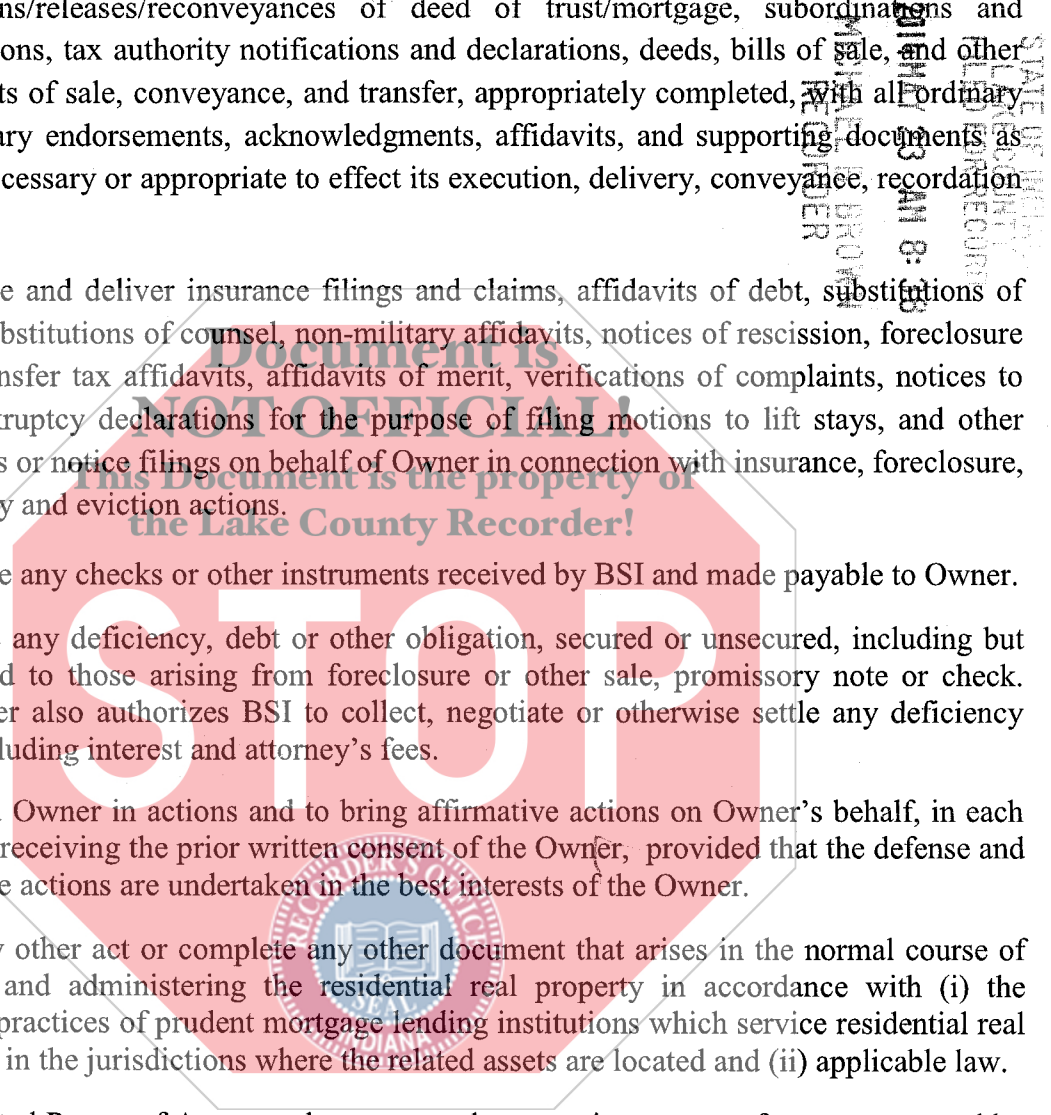
Ventures Trust 2013-I-NH (hereinafter called "Owner") hereby appoints BSI Financial Services (hereinafter called "BSI"), as its true and lawful attorney-in-fact to act in the name, place and stead of Owner for the purposes set forth below.

The said attorney-in-fact is 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 BSI 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 BSI to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.
5. To defend Owner in actions and to bring affirmative actions on Owner's behalf, in each case after receiving the prior written consent of the Owner, provided that the defense and affirmative actions are undertaken in the best interests of the Owner.
6. To do any other act or complete any other document that arises in the normal course of servicing and administering the residential real property in accordance with (i) the servicing practices of prudent mortgage lending institutions which service residential real properties in the jurisdictions where the related assets are located and (ii) applicable law.
7. This Limited Power of Attorney does not revoke any prior powers of attorney granted by Owner on behalf of BSI.

Dated: October 1, 2013.

2014-02-29 10:29:16 AM

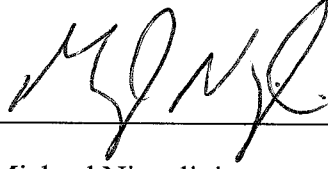


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Ventures Trust 2013-I-NH

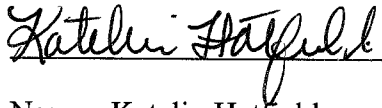
By: MCM Capital Partners, LLC, its Trustee

Witness:


  
\_\_\_\_\_

Name: Michael Niccolini

Title: Managing Member

  
\_\_\_\_\_

Name: Katelin Hatfield

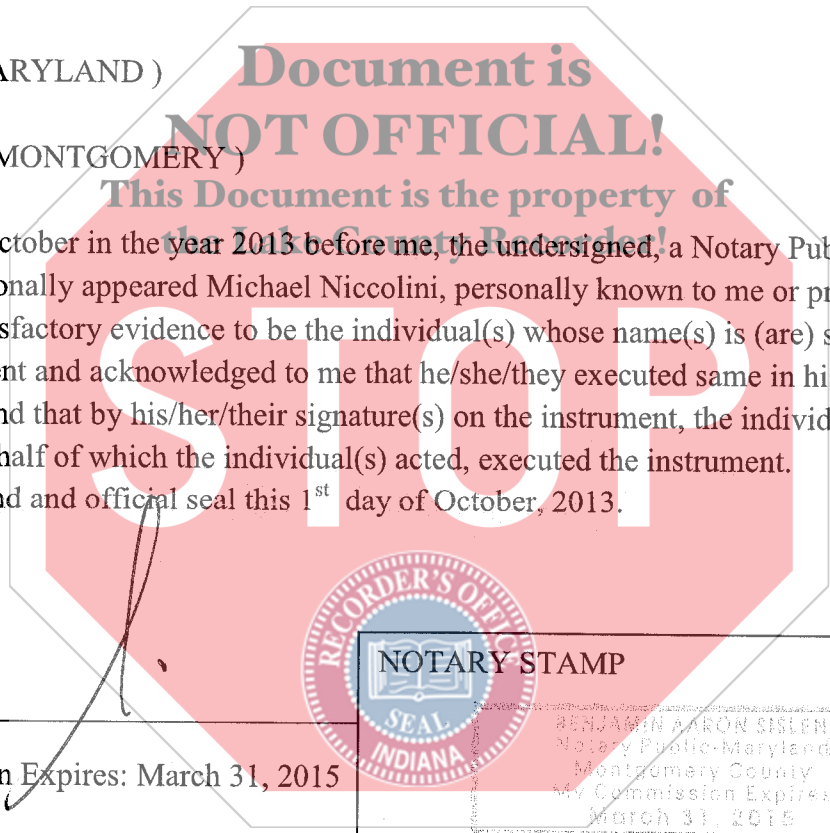
  
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Name: Dorothy Ortega

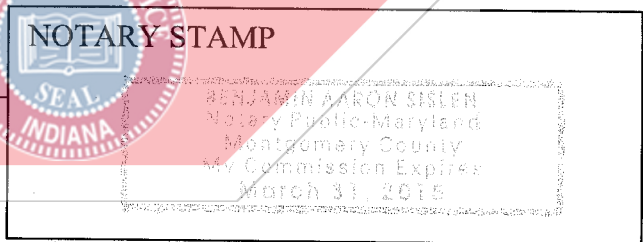
STATE OF MARYLAND )

COUNTY OF MONTGOMERY )

On the 1<sup>st</sup> of October in the year 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Niccolini, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.  
Witness my hand and official seal this 1<sup>st</sup> day of October, 2013.



My Commission Expires: March 31, 2015



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

  
\_\_\_\_\_ Julie Bacon