

RECORDING REQUESTED BY
& AFTER RECORDING RETURN TO: 2015 066256

2015 SEP 25 AM 8:33

Nationstar Mortgage
Attention: Helen Scott
2617 College Park
Scottsbluff, NE 69361

MICHAEL B. BROWN
RECORDER

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.**, as **successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association**, as Trustee, having its trust office at 525 William Penn Place, 7th Floor, Pittsburgh, PA 15259 and its main office at 400 South Hope Street, Suite 400, Los Angeles, CA 90017 (the "Bank"), pursuant to that Pooling and Servicing Agreement (the "Pooling and Servicing Agreement") dated as of February 1, 2006, hereby appoint **Nationstar Mortgage**, to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with American General Mortgage Loan Trust 2006-1, on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.

2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.

4. The completion of loan assumption agreements and modification agreements.

5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.

7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.

8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
- b. the preparation and issuance of statements of breach or non-performance;

American General 2006-1

CASH _____ CHARGE _____
 CHECK # 124095465
 OVERAGE _____
 COPY _____
 NON-COM _____
 CLERK Ra _____



- c. the preparation and filing of notices of default and/or notices of sale;
- d. the cancellation/rescission of notices of default and/or notices of sale;
- e. the taking of a deed in lieu of foreclosure; and
- f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and

9. To execute and deliver estate related documents (ie. petition applications, affidavits) for the purpose of seeking the appointment of a fiduciary for the estate of the deceased borrower(s); and

10. To execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

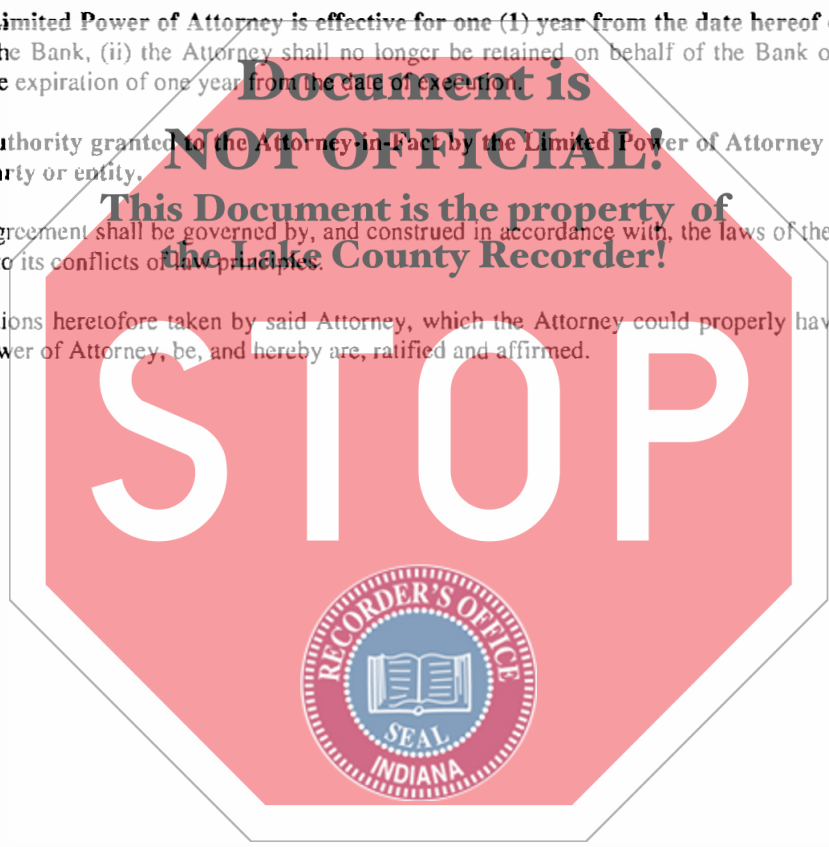
The relationship of the Bank and the Attorney under this Limited Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venture, partner, or agent.

This Limited Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

The authority granted to the Attorney in fact by the Limited Power of Attorney is not transferable to any other party or entity.

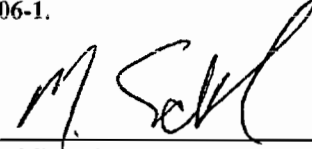
This agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Limited Power of Attorney, be, and hereby are, ratified and affirmed.

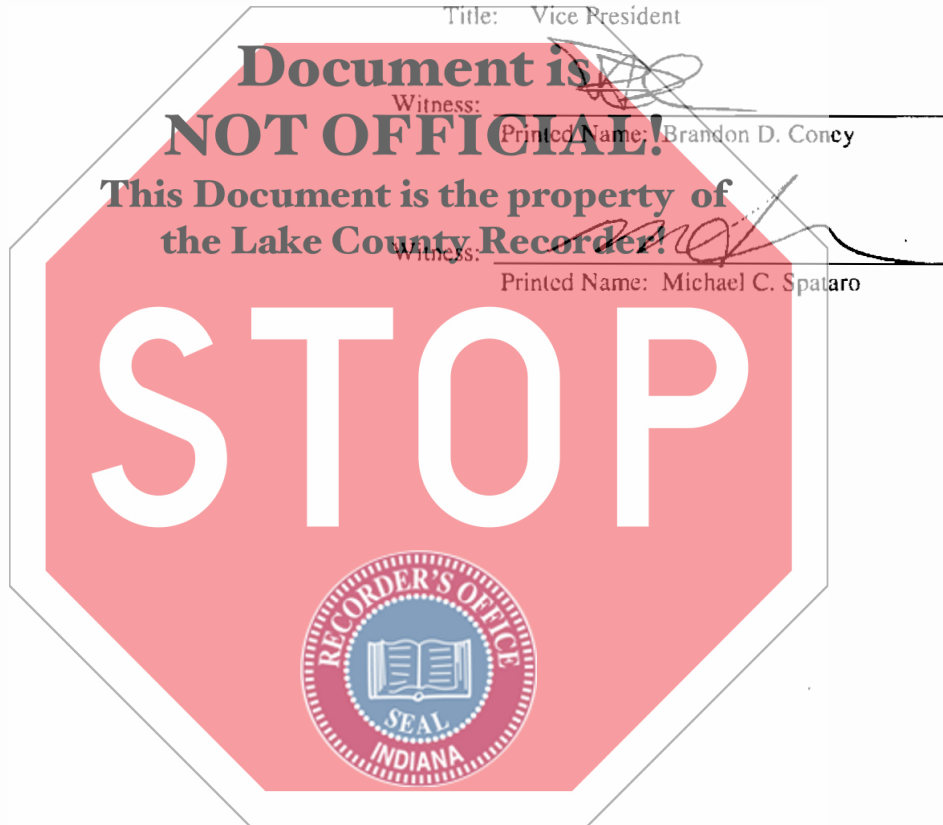


IN WITNESS WHEREOF, THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association, as Trustee, for certificateholders American General Mortgage Loan Trust 2006-1, and these present to be signed and acknowledged in its name and behalf by Michael S. Thompson and Brian Kaczmariski its duly elected and authorized Vice President and Vice President this 5th day of August, 2014.

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association, as Trustee, for certificateholders of American General Mortgage Loan Trust 2006-1.

By: 
Name: Michael S. Thompson
Title: Vice President

By: 
Name: Brian Kaczmariski
Title: Vice President



ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA §

COUNTY OF ALLEGHENY §

Personally appeared before me the above-named Michael S. Thompson and Brian Kaczmariski, known or proved to me to be the same person who executed the foregoing instrument and to be the Vice President and Vice President of **THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., as successor-in-interest to all permitted successors and assigns of JPMorgan Chase Bank, National Association**, as Trustee, for certificateholders of American General Mortgage Loan Trust 2006-1, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustec.

Subscribed and sworn before me this 5th day of August, 2014.



NOTARY PUBLIC Paul Schaefer III
My Commission expires: 9/4/2017

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paul Schaefer III, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



NATIONSTAR MORTGAGE LLC
as Servicer

By: *Jennifer Kinsey*
Name: Jennifer Kinsey
Title: Assistant Secretary

Witness: *Gabriel Gurrola*
Name: Gabriel Gurrola

Witness: *Kerri Weinmaster*
Name: Kerri Weinmaster

ACKNOWLEDGEMENT

STATE OF NEBRASKA

COUNTY OF SCOTTS BLUFF

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder.

On 08/06/2014, before me a Notary Public in and for said State, personally appeared **Jennifer Kinsey**, known to me to be a Assistant Secretary of **Nationstar Mortgage LLC** that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such limited liability company executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

GENERAL NOTARY-State of Nebraska
HELEN SCOTT
My Comm. Exp. Oct. 25, 2016



Helen Scott
HELEN SCOTT
NOTARY PUBLIC
My Commission expires: Oct. 25, 2016

**EXHIBIT A
LEGAL DESCRIPTION**

Land situated in the County of Lake, State of Indiana, is described as follows:

Lot 29, except the West 13 feet 4 inches thereof, all of Lot 30 and the West 16 feet 8 inches of Lot 31 in Block 6 in Norcott's Addition to Indiana City, in the City of Gary, as per plat thereof, recorded in Plat Book 1 page 14, in the Office of the Recorder of Lake County, Indiana.

