

DEBORAH BARDELLA  
RECORDER OF DEEDS  
WASHINGTON, PA  
Pennsylvania

INSTRUMENT NUMBER  
201529106  
RECORDED ON  
Oct 14, 2015  
9:16:14 AM  
Total Pages: 4

RECORDING FEES \$19.00  
TOTAL PAID \$19.00  
INV: 638346 USER: JF

2016  
093180

POA - BNY MELLON 009- 9106

4  
Hold for:

INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307  
2016-57613-02

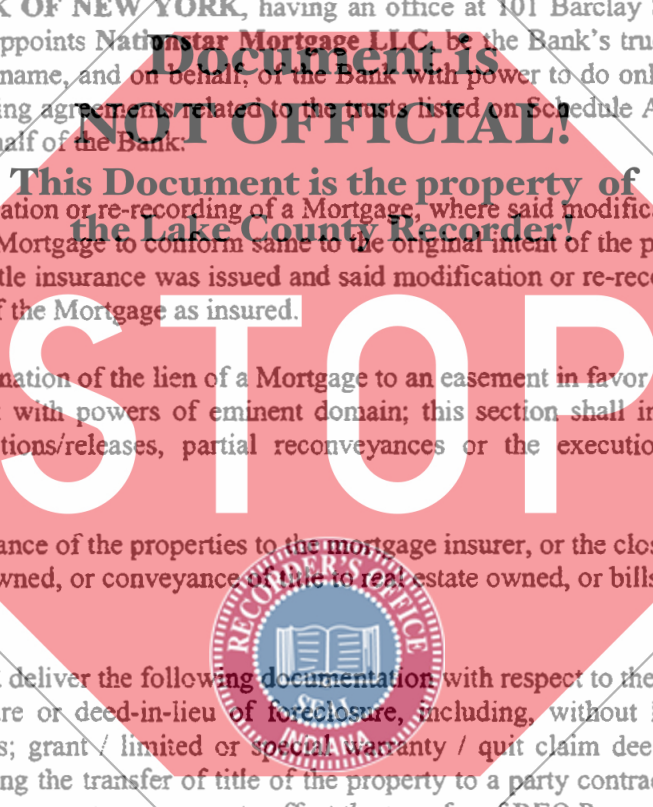
SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PREPARED BY**  
**AFTER RECORDING RETURN TO**  
Nationstar Mortgage LLC  
ATTN: POAs  
4000 Horizon Way  
Irving, TX 75063

**LIMITED POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned, **THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK**, having an office at 101 Barclay Street, New York, New York 10286 (the "Bank"), hereby appoints **Nationstar Mortgage LLC** be the Bank's true and lawful Attorney-in-Fact (the "Attorney") to act in the name, and on behalf, of the Bank with power to do only the following in connection with those pooling and servicing agreements related to the trusts listed on Schedule A hereto (each, a "Pooling and Servicing Agreement") on behalf of the Bank:

2016  
MICHIGAN  
RECORDER  
OWN  
FILED  
ST. CLAIR COUNTY  
OCT 14 2015  
12:21



1. The modification or re-recording of a Mortgage, where said modification or re-recordings is for the purpose of correcting the Mortgage 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 as insured.
2. The subordination of the lien of a Mortgage 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, or bills of sale, and other instruments of sale.
4. Execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.
5. The completion of loan assumption agreements and modification agreements.
6. The full or partial satisfaction/release of a Mortgage or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.

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

8. The full assignment of a Mortgage 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.

9. With respect to a Mortgage, 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 Mortgage, in accordance with state law and the Mortgage;
- b. the preparation and issuance of statements of breach or non-performance;
- 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 or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; 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.

Capitalized terms not otherwise defined herein shall have the meanings set forth in the applicable pooling and servicing agreement.

This 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.

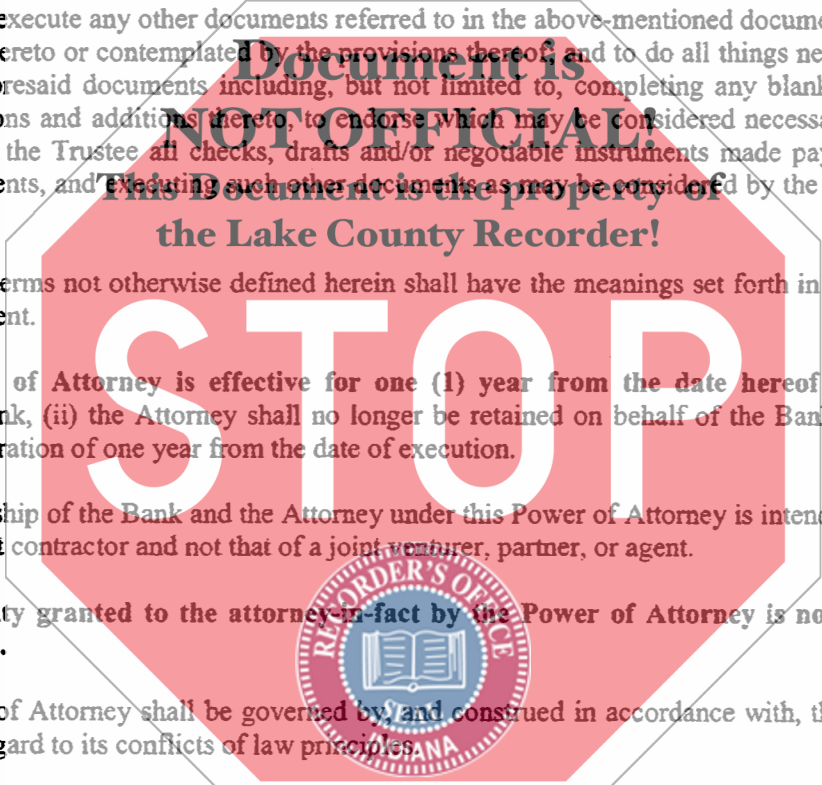
The relationship of the Bank and the Attorney under this Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venturer, partner, or agent.

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

This Power of Attorney 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 Power of Attorney, be, and hereby are, ratified and affirmed.

IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, pursuant to the applicable pooling and servicing agreement hereto, and these present to be signed and acknowledged in its name and behalf by Marybeth Lewicki its duly elected and authorized Managing Director and Wanda Eiland its duly elected and authorized Vice President this 30<sup>th</sup> day of March, 2015.



The Bank of New York Mellon f/k/a The Bank of New York

By: Marybeth Lewicki  
Name: Marybeth Lewicki  
Title: Managing Director

By: Wanda Eiland  
Name: Wanda Eiland  
Title: Vice President

Witness: [Signature]  
Printed Name: Jason Blass

Witness: [Signature]  
Printed Name: Zhou Ye

ACKNOWLEDGEMENT

Document is

**NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

STATE OF NEW YORK  
COUNTY OF KINGS

On the 30<sup>th</sup> day of March in the year 2015 before me, the undersigned, personally appeared before me the above-named Marybeth Lewicki and Wanda Eiland, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity as Managing Director and Vice President of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 30<sup>th</sup> day of March, 2015.



Rafal Bar

NOTARY PUBLIC  
My Commission expires

**RAFAL BAR**  
NOTARY PUBLIC, State of New York  
No. 01BA6293822  
Qualified in Kings County  
Commission Expires Dec. 16, 2017



**SCHEDULE A**

ASSET-BACKED CERTIFICATES, SERIES 2001-BC3
ASSET-BACKED CERTIFICATES, SERIES 2001-BC3
ASSET-BACKED CERTIFICATES, SERIES 2002-1
ASSET-BACKED CERTIFICATES, SERIES 2002-4
ASSET-BACKED CERTIFICATES, SERIES 2002-6
ASSET-BACKED CERTIFICATES, SERIES 2002-S1
ASSET-BACKED CERTIFICATES, SERIES 2002-S1
ASSET-BACKED CERTIFICATES, SERIES 2002-S2
ASSET-BACKED CERTIFICATES, SERIES 2002-S3
ASSET-BACKED CERTIFICATES, SERIES 2002-S4
ASSET-BACKED CERTIFICATES, SERIES 2002-SC1
ASSET-BACKED CERTIFICATES, SERIES 2003-1
ASSET-BACKED CERTIFICATES, SERIES 2003-2
ASSET-BACKED CERTIFICATES, SERIES 2003-3
ASSET-BACKED CERTIFICATES, SERIES 2003-4
ASSET-BACKED CERTIFICATES, SERIES 2003-5
ASSET-BACKED CERTIFICATES, SERIES 2003-BC1
ASSET-BACKED CERTIFICATES, SERIES 2003-BC2
ASSET-BACKED CERTIFICATES, SERIES 2003-BC3
ASSET-BACKED CERTIFICATES, SERIES 2003-BC4
ASSET-BACKED CERTIFICATES, SERIES 2003-BC5
ASSET-BACKED CERTIFICATES, SERIES 2003-BC6
ASSET-BACKED CERTIFICATES, SERIES 2003-S1
ASSET-BACKED CERTIFICATES, SERIES 2003-S2
ASSET-BACKED CERTIFICATES, SERIES 2003-SD2
ASSET-BACKED CERTIFICATES, SERIES 2003-SD2
ASSET-BACKED CERTIFICATES, SERIES 2003-SD3
ASSET-BACKED CERTIFICATES, SERIES 2003-SD3
ASSET-BACKED CERTIFICATES, SERIES 2004-BC1