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STATE OF INDIANA
LAKE COUNTY
RECORDER'S OFFICE

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MICHAEL J. HANCOCK
RECORDER

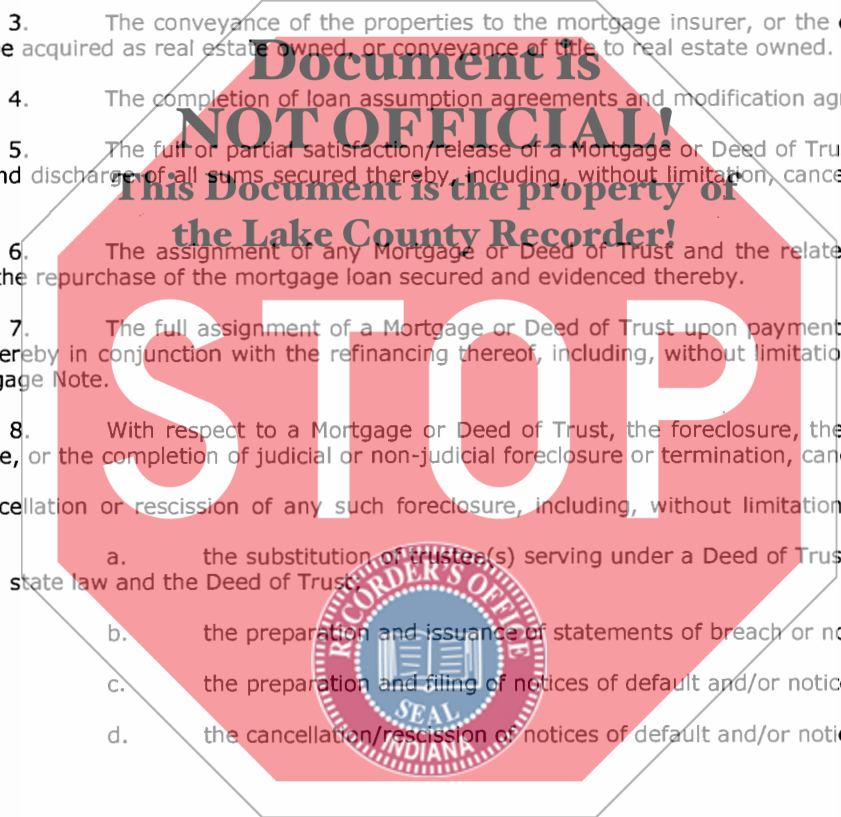
LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK** as successor in interest to **JP Morgan Chase Bank, N.A.**, having an office at 101 Barclay Street, NYC, NY 10286 (the "Bank"), hereby appoint **Nationstar Mortgage LLC**, 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 the trusts included on **Schedule A**, 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 recession 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;
- 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;

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- 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 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 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.

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 authority granted to the Attorney by the 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 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 successor in interest to JPMorgan Chase Bank N.A., as Trustee pursuant to the Pooling and Servicing Agreements listed on Schedule A hereto attached and these present to be signed and acknowledged in its name and behalf by Gerard F. Facendola and Medina Dzaferovic its duly elected and authorized Managing Director and Vice President this 21st day of July, 2016.



By: *Gerard F. Facendola*
 Name: Gerard F. Facendola
 Title: Managing Director



By: *Medina Dzaferovic*
 Name: Medina Dzaferovic
 Title: Vice President

Witness: *Ashlee Bolton*
 Printed Name: Ashlee Bolton

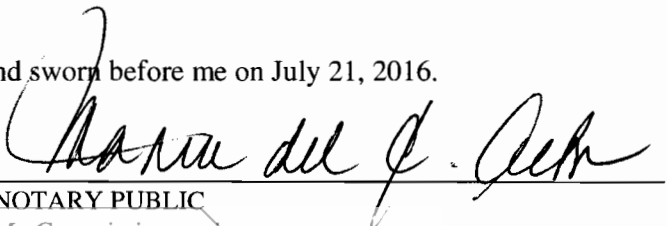
Witness: *Nicholas J. Grieco*
 Printed Name: Nicholas J. Grieco

ACKNOWLEDGEMENT

STATE OF New York §

COUNTY OF New York §

On July 21st in the year 2016 before me, the undersigned, personally appeared before me the above-named Gerard F. Facendola and Medina Dzaferovic, 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, 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 on July 21, 2016.

NOTARY PUBLIC
My Commission expires: _____



MARIA DEL C. AITA
Notary Public, State of New York
No. 0146570271
Qualified in Cassara County
Commission Expires March 25, 2017

SCHEDULE A

BSALTA 2006-1 (BALTA)	BEAR STEARNS ASSET BACKED SECURITIES I LLC, Bear Stearns ALT-A Trust, Mortgage Pass- Through Certificates Series 2006- 1	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for BEAR STEARNS ASSET BACKED SECURITIES I LLC, Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-1
BSABS 2005- SD3	BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD3 ASSET-BACKED CERTIFICATES, SERIES 2005-SD3	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for BEAR STEARNS ASSET BACKED SECURITIES TRUST 2005-SD3 ASSET- BACKED CERTIFICATES, SERIES 2005-SD3
BSABS 2006- SD1	BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-SD1 ASSET-BACKED CERTIFICATES, SERIES 2006-SD1	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-SD1 ASSET- BACKED CERTIFICATES, SERIES 2006-SD1
BSALTA 2005-2 (BALTA)	STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass- Through Certificates Series 2005- 2	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2005-2
BSALTA 2005-7 (BALTA)	STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass- Through Certificates Series 2005- 7	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2005-7
BSALTA 2006-2 (BALTA)	STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-2	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-2
BSALTA 2004-12 (BALTA)	Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass- Through Certificates Series 2004- 12	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2004-12
BSALTA 2005-9 (BALTA)	STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass- Through Certificates Series 2005- 9	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2005-9
SAMI 2004- AR7	Structured Asset Mortgage Investments II Trust 2004-AR7 Mortgage Pass-Through Certificates Series 2004-AR7	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2004-AR7 Mortgage Pass-Through Certificates Series 2004-AR7

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SAMI 2005- AR1	Structured Asset Mortgage Investments II Trust 2005-AR1 Mortgage Pass-Through Certificates Series 2005-AR1	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR1 Mortgage Pass-Through Certificates Series 2005-AR1
SAMI 2005- AR2	Structured Asset Mortgage Investments II Trust 2005-AR2 Mortgage Pass-Through Certificates Series 2005-AR2	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR2 Mortgage Pass-Through Certificates Series 2005-AR2
SAMI 2005- AR4	Structured Asset Mortgage Investments II Trust 2005-AR4 Mortgage Pass-Through Certificates Series 2005-AR4	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR4 Mortgage Pass-Through Certificates Series 2005-AR4
SAMI 2005- AR6	Structured Asset Mortgage Investments II Trust 2005-AR6 Mortgage Pass-Through Certificates Series 2005-AR6	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR6 Mortgage Pass-Through Certificates Series 2005-AR6
SAMI 2005- AR7	Structured Asset Mortgage Investments II Trust 2005-AR7 Mortgage Pass-Through Certificates Series 2005-AR7	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR7 Mortgage Pass-Through Certificates Series 2005-AR7
SAMI 2005- AR8	Structured Asset Mortgage Investments II Trust 2005-AR8 Mortgage Pass-Through Certificates Series 2005-AR8	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2005-AR8 Mortgage Pass-Through Certificates Series 2005-AR8
SAMI 2006- AR1	Structured Asset Mortgage Investments II Trust 2006-AR1 Mortgage Pass-Through Certificates Series 2006-AR1	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR1 Mortgage Pass-Through Certificates Series 2006-AR1
SAMI 2006- AR2	Structured Asset Mortgage Investments II Trust 2006-AR2 Mortgage Pass-Through Certificates Series 2006-AR2	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR2 Mortgage Pass-Through Certificates Series 2006-AR2
SAMI 2006- AR3	Structured Asset Mortgage Investments II Trust 2006-AR3 Mortgage Pass-Through Certificates Series 2006-AR3	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR3 Mortgage Pass-Through Certificates Series 2006-AR3

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SAMI 2006- AR4	Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates Series 2006-AR4	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates Series 2006-AR4
SAMI 2006- AR6	Structured Asset Mortgage Investments II Trust 2006-AR6 Mortgage Pass-Through Certificates Series 2006-AR6	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR6 Mortgage Pass-Through Certificates Series 2006-AR6
SAMI 2006- AR7	Structured Asset Mortgage Investments II Trust 2006-AR7 Mortgage Pass-Through Certificates Series 2006-AR7	The Bank of New York Mellon F/K/A The Bank of New York as successor-in-interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR7 Mortgage Pass-Through Certificates Series 2006-AR7

