## LIMITED POWER OF ATTORNEY

## KNOW ALL PERSONS BY THESE PRESENTS:

THAT, BANK OF AMERICA, N.A., a national banking association ("Seller"), by these presents does hereby make, constitute and appoint Nationstar Mortgage LLC, a Delaware limited liability company ("Servicer"), Seller's true and lawful attorney-in-fact, and hereby grants it authority and power to take, through its duly authorized officers and designated agents, the Actions (as such term is defined herein) in Seller's name, place and stead. This limited power of attorney ("Limited Power of Attorney") is given in connection with, and relates solely to that certain Mortgage Servicing Rights Purchase and Sale Agreement dated as of January 6, 2013, between Seller and Servicer, under the terms of which Seller sold to Servicer the servicing rights to certain mortgage loans (such loans, the "Loans"). Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one or more mortgages, deeds of trust, deeds to secure debt or other forms of security instruments (each, a "Mortgage"). The parties agree that this Limited Power of Attorney is coupled with an interest.

As used above, the term "Actions" shall mean and be limited to the following acts, in each case only with respect to one or another of the Loans and only as mandated or permitted by federal, state or local laws or other legal requirements or restrictions ounty Recorder!

21. Execute or file assignments of mortgages, or of any beneficial interest in a Mortgage;

Execute or file reconveyances, deeds of reconveyance or releases or satisfactions of mortgage or similar instruments releasing the lien of a Mortgage;

Correct or otherwise remedy any errors or deficiencies contained in any transfer or reconveyance documents provided or prepared by Seller or a prior transferor, including, but not limited to note indorsements;

4. Execute or file quitclaim deeds or, only where necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to a third party, in respect of property acquired through a foreclosure or deed in-lieu of foreclosure ("REO Property");

- 5. Execute and deliver documentation with respect to the marketing and sale of REO Property, including, without limitation: listing agreements; purchase and sale agreements; escrow instructions; HUD-1 settlement states ents, and any other document necessary to effect the transfer of REO Property.
- 6. Execute or file any documents necessary and appropriate to substitute the creditor or foreclosing party in a bankruptcy or foreclosure proceeding in respect of any of the Loans;

provided, however, that nothing herein shall permit Servicer to commence, continue, or otherwise prosecute or pursue any foreclosure proceedings in the name of Seller. All note indorsements executed pursuant to this Limited Power of Attorney shall contain the words "without recourse," and unless the law requires otherwise, all other documents of transfer executed pursuant to this Limited Power of Attorney shall contain the following sentence: "This [insert document title] is made without recourse to or against [insert name of entity in

This Limited Power of Attorney is intended to cover Actions, as such ter	rm is defined herein, taken in the name of:
Bank of America, N.A.; or Bank of America, N.A., as successor by merge	er to BAC Home Loans Servicing LP
formerly known as Countrywide Home Loans Servicing LP.	CASH CHARGE
	201521 74,254

LIMITED POWER OF ATTORNEY TO NATIONSTAR MORTGAGE LLC

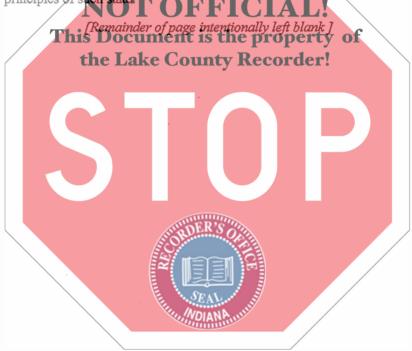
OVERAGE. COPY\_ NON-COM \_ CLERK

ထံ

whose name the Action is taken] or Bank of America, N.A., and without representation or warranty, express or implied, by [insert name of entity in whose name the Action is taken] or Bank of America, N.A."

With respect to the Actions, Seller gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof.

Nothing contained herein shall be construed to grant Servicer the power to (i) initiate or defend any suit, litigation, or proceeding in the name of Seller or be construed to create a duty of Seller to initiate or defend any suit, litigation, or proceeding in the name of Servicer, (ii) incur or agree to any liability or obligation in the name of or on behalf of Seller, or (iii) execute any document or take any action on behalf of, or in the name, place, or stead of, Seller, except as provided herein. This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York without regard to conflicts of law principles of such states.



IN WITNESS WHEREOF, Bank of America, N.A. has executed this Limited Power of Attorney this 30<sup>th</sup> day of January 2013.

## BANK OF AMERICA, NATIONAL ASSOCIATION

By: Name: Title:

Lee Wardlow

Senior Vice President

Witness:

Document is

Noel Zeuner

Senior Vice President

NOT OFFICIAL

This Documen With the proper the Lake County Records

ssistant Vice President

STATE OF TEXAS

COLLIN COUNTY

On the 30<sup>th</sup> day of January in the year 2013, before me, the undersigned, personally appeared <u>Lee Wardlow</u>, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the vottal instrument and acknowledged to me that the individual executed the same in his or her capacity, and that by his or her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public MANAGE 6/2/2013

LAURA D. FISCHER

Notely Public

STATE OF TEXAS

My Comm. Exp. 09-02-13