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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 048556

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MICHAEL B. BROWN  
RECORDER

RECORDING REQUESTED BY:  
First American Mortgage Solutions

When Recorded Mail to:

First American Mortgage Solutions  
4000 W. Metropolitan Drive #400  
Orange, Ca 92868

Prepared by:  
Steven Dang

SERVICE# 4719716

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LIMITED POWER OF ATTORNEY  
Title of Document



Record in LAKE County

AMOUNT \$ 25100  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 3592207  
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NON-CONF \_\_\_\_\_  
DEPUTY [Signature]

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MAR 17 2016

DATE

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*Timothy J. Hamay*  
REGISTER OF DEEDS, GREENVILLE COUNTY



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3 Pgs

P/ATTY Book: DE 2473 Page: 2899 - 2901

September 18, 2015 04:09:32 PM

Rec: \$15.00

FILED IN GREENVILLE COUNTY, SC *Timothy J. Hamay*

Book 1686  
Page 126

LIMITED POWER OF ATTORNEY

This Limited Power of Attorney is being delivered in connection with (i) the Master Trust Agreement, dated as of December 21, 2012, among Nomura Corporate Funding Americas, LLC, as Depositor, Wilmington Savings Fund Society, d/b/a Christiana Trust ("Christiana Trust"), as Delaware Trustee, Christiana Trust, as Certificate Trustee (the Delaware Trustee and the Certificate Trustee being collectively referred to as the "Trustee"), and Wells Fargo Bank, National Association, as Securities Administrator (as amended from time to time, the "Master Trust Agreement"), pursuant to which NNPL Trust Series 2012-1 (the "Trust") was formed (the Trust and the Trustees being collectively referred to as the "Grantor") and (ii) the Servicing Agreement, dated as of May 28, 2014, among the Trust and New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing ("Shellpoint"), as Servicer (the "Agreement"). Pursuant to the Agreement, the Trust has engaged Shellpoint to service a portfolio(s) of loans on Grantor's behalf (the "Assets") pursuant to the Agreement. Grantor provides this Limited Power of Attorney to Shellpoint to give Shellpoint the authority to service the Assets. Capitalized terms used but not otherwise defined herein shall have the meanings set forth in the Agreement or as defined in the Master Trust Agreement.



Now, therefore, Grantor does hereby constitute and appoint Shellpoint the true and lawful attorney-in-fact of Grantor and in Grantor's name, place and stead for the following purposes:

- a. receive, endorse and collect all checks or other instruments and satisfactions of Mortgage Loan or other security instruments;
- b. executing any document / instrument to assign or endorse any Mortgage, deed of trust, promissory note or other instrument related to the Mortgage Loans;
- c. correct any assignment, mortgage, deed of trust or promissory note or other instrument related to the Mortgage Loans;
- d. complete and execute lost note affidavits or other lost document affidavits related to the Mortgage Loans;
- e. issue title requests and instructions related to the Mortgage Loans;
- f. declare defaults with respect to a Mortgage Loan or Mortgaged Property;
- g. give notices of intention to accelerate and of acceleration and of any notice as reasonably necessary or appropriate;
- h. post all notices as required by law and the Mortgage Loan Documents, including the debt instruments and the instruments securing a Mortgage Loan in order to foreclose or otherwise enforce the security instruments;
- i. pursue appropriate legal action and conduct of the foreclosure or other form of sale and/or liquidation, issue binding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation; *provided* that the Servicer shall initiate all actions, suits and / or proceedings solely in Grantor's name and shall indicate Servicer's representative capacity;
- j. conduct eviction or similar dispossession proceedings;
- k. take possession of collateral in Grantor's name on behalf of Grantor;
- l. execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of Mortgaged Property by foreclosure or other process, including but not limited to grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;

- m. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
- n. file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of Mortgaged Property;
- o. execute all necessary documents to file claims with insurers on behalf of Grantor;
- p. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property on behalf of Grantor; and
- q. take such other actions and exercise such rights which may be taken by Grantor with respect to any Mortgaged Property, including but not limited to, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof.

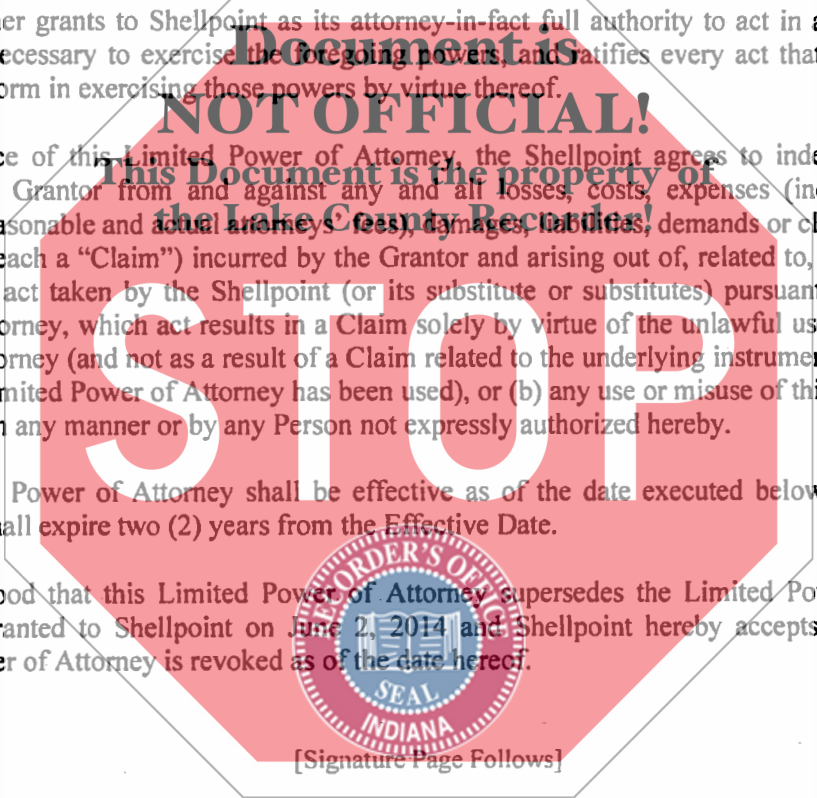
Grantor further grants to Shellpoint as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that Shellpoint may lawfully perform in exercising those powers by virtue thereof.

By acceptance of this Limited Power of Attorney, the Shellpoint agrees to indemnify and hold harmless the Grantor from and against any and all losses, costs, expenses (including, without limitation, reasonable and actual attorneys' fees), damages, liabilities, demands or claims of any kind whatsoever (each a "Claim") incurred by the Grantor and arising out of, related to, or in connection with (a) any act taken by the Shellpoint (or its substitute or substitutes) pursuant to this Limited Power of Attorney, which act results in a Claim solely by virtue of the unlawful use of this Limited Power of Attorney (and not as a result of a Claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used), or (b) any use or misuse of this Limited Power of Attorney in any manner or by any Person not expressly authorized hereby.

This Limited Power of Attorney shall be effective as of the date executed below (the "Effective Date)" and shall expire two (2) years from the Effective Date.

It is understood that this Limited Power of Attorney supersedes the Limited Power of Attorney previously granted to Shellpoint on June 2, 2014 and Shellpoint hereby accepts that such prior Limited Power of Attorney is revoked as of the date hereof.

[Signature Page Follows]



IN WITNESS WHEREOF, Grantor has executed this Limited Power of Attorney this 17<sup>th</sup> day of September, 2015.

**Wilmington Savings Fund Society, FSB,  
doing business as Christiana trust,  
not in its individual capacity, but solely  
as Trustee for NNPL Trust Series 2012-1**

By: [Signature]  
Name: Jason B. Hill  
Title: Assistant Vice President

Witnesses:

[Signature]  
Donna Lockerman

[Signature]  
Cedric L. Strother



STATE OF Delaware ) SS  
COUNTY OF New Castle )

On September 17, 2015, before me, Devon C. Almeida, a notary public for an within the said county, personally appeared, Jason B. Hill, of WSFS, FSB whose address is 500 Delaware Ave. Wilmington, DE 19801 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/ her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

By: [Signature]  
Notary Public

**DEVON C. ALMEIDA  
NOTARY PUBLIC, STATE OF DELAWARE  
MY COMMISSION EXPIRES AUGUST 29, 2010**

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