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2019 056401

STATE OF INDIANA  
LAKE COUNTY  
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MICHAEL B. BROWN  
RECORDER

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LIMITED POWER OF ATTORNEY

~~Document is~~

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**STOP**

FROM: MTGLQ INVESTORS, L.P.

TO: SELENE FINANCE LP



Recording Requested By and Return To:  
Brown & Associates  
2316 Southmore  
Pasadena, TX 77502

JTB  
\$25100  
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V4 669512

Prepared by:  
MTGLQ Investors, L.P.  
Andrea Rhinehardt  
6011 Connection Drive  
Irving, TX 75039  
Phone: (972) 368-5138

**RECORDING REQUESTED BY  
& AFTER RECORDING RETURN TO:**  
Selene Finance LP  
9990 Richmond Avenue, Suite 400 South  
Houston, Texas 77042

**LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that MTGLQ Investors, L.P., a limited partnership formed and existing under the laws of the State of Delaware and having its principal place of business at 200 West Street, New York, New York 10282, as Owner ("Owner") pursuant to the Servicing Agreement, dated as of August 26, 2016, (as amended, supplemented or restated, the "Agreement"), between Selene Finance LP, having an office at 9990 Richmond Avenue, Suite 400 South, Houston, Texas 77042 (the "Servicer"), and the Owner and its affiliates that become party thereto from time to time, hereby constitutes and appoints the Servicer, by and through the Servicer's authorized officers, as the Owner's true and lawful attorney-in-fact (the "Attorney-in-Fact"), in Owner's name, place and stead and for the Owner's benefit, in connection with all mortgage loans and REO properties subject to the terms of the Agreement for the purpose of performing the acts and executing the documents described herein in the name of the Owner as may be customarily and reasonably necessary and appropriate in respect of any of the mortgages, deeds of trust, deeds to secure debt, and other forms of security instruments (the "Security Instruments") and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is the Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Security Instrument) and for which the Servicer is performing servicing activities all subject to the terms of the Agreement.

This appointment shall apply only to the following enumerated transactions with respect to the Security Instruments, Mortgage Notes, and related real property:

1. To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, assignments, allonges, modifications, affidavits, subordinations, endorsements, short sales, and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell, or convey real property, to correct or clear title to the related real property, and to negotiate, approve and accept funds for the short sales of real property.
2. To initiate and take such actions, and to execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, which are necessary, appropriate, or required, in connection with the foreclosure or acceptance of a deed in lieu of foreclosure (including

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 2/1/2018  
Stan Stanart, County Clerk  
Harris County, Texas



*Michelle Fernandez*  
Michelle Fernandez

Deputy



RP-2017-180829

without limitation the completion of judicial or non-judicial foreclosure or the termination, cancellation or rescission of any such foreclosure), insurance filings and claims, bankruptcy and eviction actions, real estate transactions, and the pursuit of any deficiency, debt or other obligation.

3. To execute, acknowledge, seal and deliver any and all assignments, releases, short sales, satisfactions and partial releases.

4. To execute, acknowledge, seal and deliver any and all documents associated with the disposition or transfer of real property, including without limitation deed transfers.

5. To execute, acknowledge, seal and deliver any and all documents associated with subordinations, partial releases, partial re-conveyances, assignments, release of lien (including settlements and short sales), lot line adjustments, and all documents associated with lien releases.

6. To endorse any checks or other instruments received by the Servicer and made payable to Owner.

7. The take such actions as may be necessary for the preservation or repair of the related real property.

This Power of Attorney shall be effective commencing on the date written below, and shall remain in full force and effect until the earlier of two (2) years after the date written below, or until such time that the Attorney-in-Fact no longer services the Mortgage Loans, unless earlier revoked by written instrument. Owner hereby ratifies, confirms and approves in all respects the actions heretofore taken by the Attorney-in-Fact which are consistent with the authorizations detailed hereinabove. Owner has the unrestricted right unilaterally to revoke this Power of Attorney. The Owner authorizes the Servicer, by and through the Servicer's authorized officers, to certify, deliver and/or record copies and originals of this Power of Attorney.

Servicer shall indemnify the Owner, its successors and assigns and hold them harmless against any and all claims, losses, penalties, fines, forfeitures, legal fees and related costs, judgments and any other costs, fees and expenses actually incurred arising out of or resulting from any misuse or unlawful use of this Power of Attorney by Servicer or any of its agents, designees or representatives.

Third parties without actual notice may rely upon the exercise of the power granted under this Power of Attorney. Any third party may rely upon a copy of this Power of Attorney, to the same extent as if it were an original, and shall be entitled to rely on a writing signed by the Servicer to establish conclusively the identity of a particular right, power, capacity, asset, liability, obligation, property, loan or commitment of Servicer for all purposes of this Power of Attorney.

[Remainder of this page intentionally left blank.]

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Harris County, Texas



*Michelle Fernandez*  
Michelle Fernandez

Deputy



CON:270910|RP-2017-180829

RP-2017-180829

Dated: February 21, 2017

MTGLQ INVESTORS, L.P.

By: [Signature]  
Name: J. Weston Moffet  
Title: Vice President

Witnesses:

[Signature]

Name: Danielle Bolin

[Signature]

Name: Paul Carrigan

**ACKNOWLEDGMENT**

STATE OF TEXAS

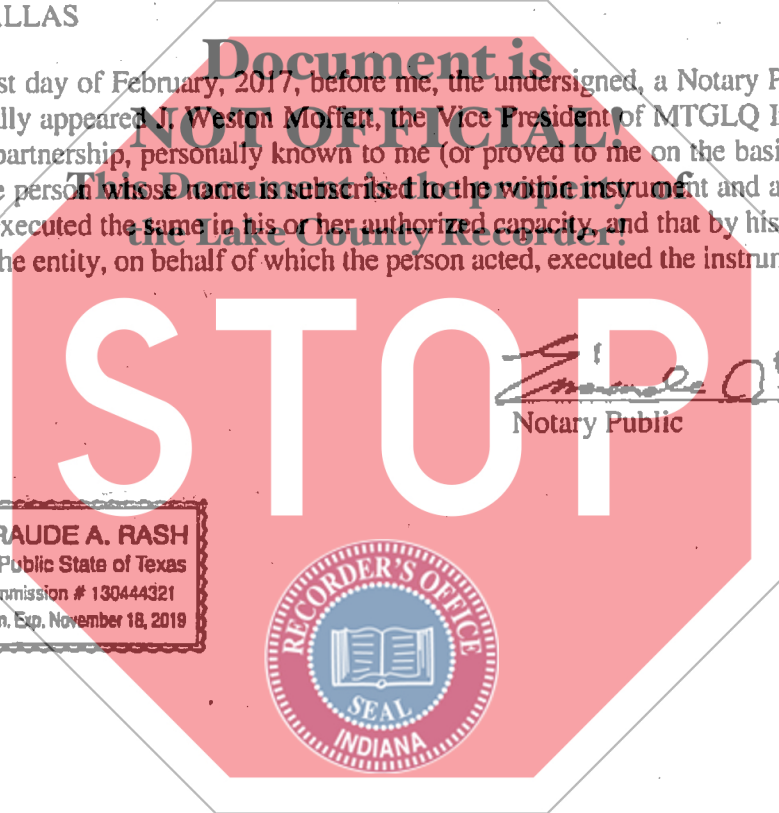
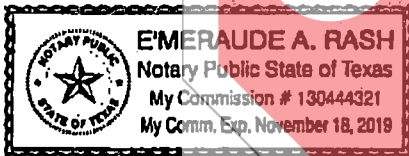
ss.:

COUNTY OF DALLAS

On this 21st day of February, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Weston Moffet, the Vice President of MTGLQ Investors, L.P., a Delaware limited partnership, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he or she executed the same in his or her authorized capacity, and that by his or her signature on the instrument the entity, on behalf of which the person acted, executed the instrument.

(Seal)

[Signature]  
Notary Public



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[Signature] Deputy  
Michelle Fernandez