

LIMITED POWER OF ATTORNEY

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ("HUD"), having an address of 451 7th Street, S.W., Washington, D.C. 20410, hereby appoints **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust** as its true and lawful Attorney-in-Fact to act in the name, place and stead of HUD solely for the purposes set forth below relating to the sale of non-performing mortgage loans purchased by **Western Run Capital Management, LLC** from HUD pursuant to the terms and conditions provided in the Conveyance, Assignment and Assumption Agreement ("CAA Agreement") for Single Family Loan Sale **HVLS 2022-1**. This limited power of attorney is effective only for the Mortgage Loans and HUD-Held Second Mortgages, as defined by the CAA Agreement, listed in **EXHIBIT A**. The said attorney-in fact is hereby authorized and empowered, as follows:

1. To endorse, on behalf of HUD, the Note or equivalent for each Mortgage Loan provided in **EXHIBIT A** to **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust**, where **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust** bears full responsibility for ensuring such endorsements are in a form that complies with applicable local, state and federal law. The authorization for endorsement is strictly limited to endorsement of each Mortgage Loan and Associated PPC Loan promissory notes to **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust**. Any endorsement to any other entity other than **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust** shall be void.
2. To execute, on behalf of HUD, an Assignment of Mortgage, Deed of Trust or equivalent for each Mortgage Loan provided in **EXHIBIT A** to **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust**, where **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust** bears full responsibility for ensuring such assignments are in a form that complies with applicable local, state and federal law. The authorization for assignment is strictly limited to Assignment of Mortgage of Mortgage Loans and Associated PPC Loans to **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust**. Any assignment to any other entity other than **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust** shall be void.
3. To execute, on behalf of HUD, a release of lien or equivalent for each HUD-Held Second Mortgage provided in **EXHIBIT A**, where **Beltway Capital, LLC**, not in its individual capacity but solely as Administrator of **Western Run Capital Management Trust** bears

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full responsibility for ensuring such assignments are in a form that complies with applicable local, state and federal law.

This instrument is to be construed and interpreted as a limited power of attorney and does not empower or authorize the said attorney-in-fact to do any act or execute any document on behalf of HUD not specifically described herein.

The rights, powers, and authority of the attorney-in-fact granted in this instrument shall commence and be in full force and effect on the date hereof and such rights, powers and authority shall remain in full force and effect until 11:59 p.m. Eastern Time, on **December 31, 2022**.

IN WITNESS WHEREOF, HUD has caused this Limited Power of Attorney to be executed and delivered under seal by its duly authorized agent as of the 25th day of January, 2022.

SECRETARY OF HOUSING AND
URBAN DEVELOPMENT

By: Emily A. Heller
Authorized Agent

Emily A. Heller
Authorized Agent

Witness 1 Stacey Rhinehart

Witness 2 Monte Clarke

ACKNOWLEDGEMENT

DISTRICT OF COLUMBIA: SS

Before me, the undersigned, a Notary Public in and for the District of Columbia, personally appeared Emily Heller, Authorized Agent, Secretary of Housing and Urban Development and acknowledged that he/she is duly authorized to sign for the Secretary of Housing and Urban Development and has the authority to delegate such duties provided in the foregoing instrument. Furthermore, he/she acknowledged that he/she signed the foregoing instrument and that the same is his/her free and voluntary act and deed of said corporation. In testimony and witness whereof, I have hereunto set my hand and seal this 25th day of January, 2022



Lisa Sharon Johnson
Notary Public 1-25-2022

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Exhibit 'A'

Case Number	HUD Sale Number	Loan #	last_name	address1	city	ST	ZIP
			ABBITT	9364 OAK RUN DR E	INDIANAPOLIS	IN	46260
			ALEXANDER	230 N RIDGELAND AVE	MICHIGAN CITY	IN	46360
			BLUHM	3844 JEWETT AVE	HIGHLAND	IN	46322
			BULLARD	113 N RAYMOND ST	GRIFFITH	IN	46319
			BYERS	4752 W STATE RD 142	MONROVIA	IN	46157
			CANNON	3014 E POWELL AVE	EVANSVILLE	IN	47714
			CAVANAUGH	1023 MULBERRY ST	HAMMOND	IN	46324
			CLAYWELL	2616 W 40TH ST	ANDERSON	IN	46011
			CONSIER	1026 LAKEWOOD CT	SCHERERVILLE	IN	46375
			COOK	5273 ROBBINS AVE	PORTAGE	IN	46368
			COOPER	7740 5 Points Road	INDIANAPOLIS	IN	46259977
			COTTINGHAM	5653 W 550N	SHARPSVILLE	IN	46068
			CRONE	1011 W LUDWIG RD	FORT WAYNE	IN	46825

Property of Lake County Recorder

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Exhibit 'A'

Case Number	HUD Sale Number	Loan #	last_name	address1	city	ST	ZIP
			ELLIS-STURM	11117 WEDGE CT	KOKOMO	IN	46901
			FLETCHER	218 NORTH DR	ELKHART	IN	46514
			GUNDRUM	730 Juniper Road	VALPARAISO	IN	46385
			HENNING	3502 HICKORY RD	MISHAWAKA	IN	46545
			HYDE	516 S TWYCKENHAM DRIVE	SOUTH BEND	IN	46615
			LANNING	4708 DODGE AVE	FORT WAYNE	IN	46815
			LONG	1953 BRIDGTON CT	INDIANAPOLIS	IN	46219
			LUND	7136 WOODGATE DR.	FISHERS	IN	46038

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Exhibit 'A'

HUD Sale

Case Number Number Loan # last_name address1 city ST ZIP

MYERS 1811 WEST GODFREY STREET MUNCIE IN 47304

NALLY 8434 CHURCHILL CT EVANSVILLE IN 47725

PEARCE 6066 NORTH 400 WEST MICHIGAN CITY IN 46360

PIUNTI 8710 HARRISON ST MERRILLVILLE IN 46410

RALSTON 701 ALABAMA AVE SELLSBURG IN 47172

REEVES 71 N 18th Avenue BEECH GROVE IN 46107

REYNOLDS 3102 E COUNTY ROAD 100 N DANVILLE IN 46122

RIPLEY 5819 ALLENDALE DR INDIANAPOLIS IN 46224

ROOKER 837 HIGHLANDER DR PLAINFIELD IN 46168

RYNEARSON JR 13670 ESTHER AVE MISHAWAKA IN 46545

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Exhibit 'A'

Case Number	HUD Sale Number	Loan #	last_name	address1	city	ST	ZIP
			STAGE	2511 S LAKE SHARON RD	WARSAW	IN	46580
			SYKES	4526 N LESLEY AVENUE	INDIANAPOLIS	IN	46226
			ULREY	23043 MARYDALE DR	ELKHART	IN	46517
			WILLIAMS	3402 KESSLER BLVD N DR	INDIANAPOLIS	IN	46222

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