

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2022-020417

8:48 AM 2022 Jun 28

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY:

AFTER RECORDING RETURN TO: Nationstar Mortgage LLC d/b/a Mr. Cooper Attn: POA  
Lake Vista 1  
750 State Hwy 121 Suite 201  
Lewisville, TX 75067

LIMITED POWER OF ATTORNEY

Freedom Mortgage Corporation (the "Seller"), a New Jersey corporation, whose address is 951 Yamato Road, Suite 175, Boca Raton, Florida 33421, constitutes and appoints Nationstar Mortgage, LLC (the "Servicer"), a Delaware limited liability company, its true and lawful attorney-in-fact, in its name, place and stead, in each case in accordance with the terms of that certain Agreement for the Bulk Purchase and Sale of Mortgage Servicing Rights, dated as of December 29, 2021, between Seller and Servicer (the "Agreement"), to take the following designated actions in connection with any mortgage loan or real estate owned property (each, a "Mortgage Loan") to which the related servicing rights were purchased by Servicer from Seller pursuant to the Agreement:

Now, therefore, Seller does hereby constitute and appoint Nationstar Mortgage LLC its true and lawful attorney-in-fact of Seller and in Seller'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;

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- 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. execute such documents as are necessary to continue foreclosure or other legal actions with respect to the Mortgage Loans, including, but not limited to, the continuance of actions initiated by or on behalf of the Seller provided that Servicer shall not initiate any legal actions in the name of Seller;
- j. conduct eviction or similar dispossessory proceedings;
- k. take possession of collateral;
- 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 and deliver the following documentation with respect to the sale of REO Property acquired through foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; grant / limited or special warranty / quitclaim deeds or any other type of deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.
- n. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
- o. execute all necessary documents to file claims with insurers;
- p. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property; and
- q. take such other actions and exercise such rights which may be taken by Seller 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; provided, however, in no event shall Servicer have the right to commence any litigation, foreclosure or other legal proceeding hereunder in the name of Seller without the prior written consent of Seller.

Seller further grants to Servicer 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 Servicer may lawfully perform in exercising those powers by virtue thereof.

This Limited Power of Attorney shall be effective as of the date executed below (the "Effective Date"). Servicer shall indemnify, defend and hold harmless Seller from any and all Losses arising out of or resulting from any unauthorized use of this Limited Power of Attorney.

This Limited Power of Attorney shall expire two (2) years from the Effective Date.

Alameda County Recorder

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IN WITNESS THEREOF, Seller has executed this Limited Power of Attorney this 23rd day of February, 2022.

By: Jenn Whipple  
Name: Jenn Whipple  
Title: Vice President

Witness: [Signature]  
Name: Dan Wyeth

Witness: [Signature]  
Name: Kara Paquette

### ACKNOWLEDGMENT

STATE OF Indiana  
COUNTY OF Hamilton

On this 23rd day of February, 2022, before me Donna Brosman a Notary Public in and for said State, personally appeared Jenn Whipple, known to me to be a Vice President of Freedom Mortgage Corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation [company, bank, corporation, limited liability company etc.] and acknowledged to me that such corporation [company, bank, corporation, limited liability company etc.] executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

[Signature]  
Donna Brosman  
NOTARY PUBLIC  
My Commission expires: 10/12/2029



I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number this document, unless required by law (Renee Leatherbury)