

NOT AN OFFICIAL DOCUMENT

Prepared By:

Robert Hall
Community Loan Servicing, LLC
4425 Ponce de Leon Blvd
Coral Gables, FL 33145

2023-509382
03/31/2023 09:29 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED POWER OF ATTORNEY

Community Loan Servicing, LLC, f/k/a Bayview Loan Servicing, LLC ("CLS"), with an address of 4425 Ponce de Leon Blvd., 3rd Floor, Coral Gables, FL 33146, along with its successors and assigns, as the Servicer and Nominee to certain mortgage loans or real estate owned property (the "Loans") that constitute the Trust Estate under that certain Assignment Agreement by and between Bayview Opportunity Master Fund IVb Trust 2017-SPL4, a Delaware statutory trust, as assignor (the "Assignor"), Bayview Opportunity Master Fund IVb, L.P., a Cayman Islands exempted limited partnership (the "Fund"), and Citigroup Global Markets Realty Corp. a New York corporation ("Assignee") dated March 27, 2022 (the "Agreement"), hereby appoints Meridian Asset Services, LLC, a Delaware limited liability company, with an office located at 3201 34th Street South, Ste B310, St. Petersburg FL 33711, ("Meridian") as its true and lawful attorney-in-fact to act in the name, place and stead of CLS with respect to each Loan sold to Purchaser pursuant to the Agreement for the following, and only the following, purposes:

1. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, tax authority notifications and declaration, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to effect its execution, delivery, conveyance, recordation of filing.
2. To execute and deliver affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavit, affidavits of merit, verification of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents or notice filings on behalf of Prior Servicer in connection with foreclosure, bankruptcy and eviction actions.
3. Execute or file quitclaim deeds or, only when necessary and appropriate, special warranty deeds or other deeds causing the transfer of title to Meridian or third party, in respect of property acquired through a foreclosure or deed-in-lieu of foreclosure ("REO Property").
4. To endorse and/or assign checks or negotiable instruments received by Meridian as a Mortgage Loan Payment.

CLS intends that this Limited Power of Attorney be coupled with an interest and irrevocable.

12774

NOT AN OFFICIAL DOCUMENT

CLS further grants to 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 Meridian may lawfully perform in exercising those powers by virtue hereof.

CLS further grants to Meridian the limited power of substitution and revocation of another party for the purpose and only for the purpose of endorsing or assigning notes or security instruments in CLS's name, and hereby ratifies and confirms all that the attorney-in-fact, or its substitute or substitutes, shall lawfully do or cause to be done by authority of this power of attorney and the rights and powers granted hereby.

Meridian shall indemnify, defend and hold harmless CLS and its successors and assigns from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees, at all levels including appeals), damages, liabilities, demands or claims of any kind whatsoever, ("Claims") incurred by a third party directly arising out of, related to, or in connection with (i) any act taken by Meridian (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 (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby. CLS shall indemnify, defend and hold harmless Meridian and its affiliates, successors and assigns from and against any and all Claims incurred by a third party directly arising out of, related to, or in connection with (i) Meridian's lawful use of this Limited Power of Attorney; or (ii) any act or omission of CLS that constitutes gross negligence, willful misconduct or fraud.

IN WITNESS WHEREOF, CLS has executed this Limited Power of Attorney this 10th day of August, 2022.

COMMUNITY LOAN SERVICING, LLC

By: 


Name: Robert Hall

Title: Vice President

Witnesses:



Name: Isabel Molina



Name: Diana Magee

NOT AN OFFICIAL DOCUMENT

STATE OF FLORIDA)

) ss

COUNTY OF MIAMI-DADE)

On 10TH day of August in the year 2022 before me, Pedro L. Suarez, a notary public for and within the said county, personally appeared, Robert Hall, Vice President of Community Loan Servicing, LLC, 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 individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument voluntarily for its stated purpose and that such individual(s) made such appearance before the undersigned.

The forgoing instrument was acknowledged before me by means of X physical presence or online notarization.

WITNESS my hand and official seal. Signed and delivered in the presence of:

By: _____

Notary Public

My commission Expires: _____



County Recorder