

NOT AN OFFICIAL DOCUMENT

2023-512269
04/26/2023 02:45 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Return after recording to:
Continental Real Estate Services
9362 Dielman Industrial Drive
St. Louis, MO 63132

LIMITED POWER OF ATTORNEY

DATED: August 31, 2021

GRANTOR: Christopher Seveney

GRANTOR
ADDRESS: 5242 Port Royal Road, #1785, Springfield VA 22151

GRANTEE: LRES Corp.

GRANTEE
ADDRESS: 765 The City Drive South, Orange CA 92886

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Christopher Seveney (“Grantor”), have made, constituted and appointed and by these presents do make, constitute and appoint LRES Corp (“Attorney-in-fact”) as my true and lawful attorney-in-fact to act on my behalf as follows:

- (I) To execute any and all documents on my behalf relating to real and mortgaged property owned by Greyt Estates LLC, Onyx & Shadow Equities LLC, MFT RE Holdings LLC, 7E Investments Inc, Y&R I Opportunity Fund LLC, Sunnyhill Ventures 2020 LLC, Sunnyhill Mortgage Note Fund 2021 LLC, and being subserviced by LRES pursuant to the terms of our executed agreement.
- a. To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, assumptions, tax authority notifications and declarations, 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 their execution, delivery, conveyance, recordation or filing provided that such action does not adversely affect the lien of the Mortgage or as insured.
- b. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of sale, notices of rescission, foreclosure deeds, substitutions of trustee under deeds of trust, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, other actions and execution of documents necessary to protect the interest of Principal in any bankruptcy or similar proceeding, and other documents or filings on behalf of Principal in connection with (A) insurance, bankruptcy and eviction actions and (B) any action necessary to conduct any foreclosure, taking of a deed in lieu of foreclosure, judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, or any similar procedure (collectively, as applicable, “Foreclosure”).
- c. To endorse any checks or other instruments received by the Attorney-in-Fact and made payable to Principal.
- d. To endorse, execute or deliver any and all documents or instruments of mortgage satisfaction or cancellation, or of partial or full release or discharge, and all other

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comparable instruments with respect to the Loans including, without limitation, the recording or filing with the appropriate public officials of such documents or instruments and the endorsement and deposit of any such documents or instruments in connection with the Foreclosure of any Loan, or the bankruptcy or receivership of a Mortgagor.

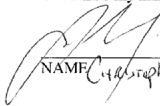
- e. To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, escrow instructions, bills of sale, closing statements and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell or convey real property that constitutes REO Property.
- f. To execute, acknowledge, seal and deliver any and all documents or instruments whatsoever, including eviction notices/notices to vacate, and to take any actions which are necessary, appropriate, or required to effect evictions from REO Property.
- g. Without limiting the foregoing, to institute, pursue, appear in, and participate in judicial or similar actions or proceedings that arise in the normal course of subservicing the Loans and related REO Property (including without limitation eminent domain and condemnation proceedings) and to prepare, execute, deliver and file any motions, pleadings, affidavits, or other instruments in connection with the foregoing.
- h. To do any other act or complete any other document that arises in the normal course of subservicing the Loans and related REO Property.
- i. To perform any and all such other acts of any kind and nature whatsoever that are necessary and prudent to subservice the Loans and related REO Property, including without limitation, delegating the authority granted herein to third parties, including but not limited to law firms, trust companies and other service providers (specifically including LRES Corp. and each of their officers, directors, employees, agents and assigns).

Grantor further grants to the Attorney-in-fact, in their sole discretion, full power and authority to do and perform everything that may be necessary, desirable, or appropriate in connection with the foregoing, as fully, to all intents and purposes, as Grantor could do if personally present.

This Power of Attorney may be voluntarily revoked only by revocation endorsed hereon, or, if this power is recorded, by revocation entered of record in the office of the Clerk of the Circuit Court for Fairfax County, and until revocation is thus effected, all acts of Attorney-in-fact are hereby ratified and affirmed.

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WITNESS my hand and seal this 31 day of August, 2021.



(SEAL)
NAME Christopher Severy

STATE OF Virginia
COUNTY OF Fauquier, to wit:

I HEREBY CERTIFY that on this 31st day of August, 2021, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Christopher Severy the Grantor named in the above Limited Power of Attorney, and acknowledged the foregoing Limited Power of Attorney to be her act by signing and sealing said document in my presence.

WITNESS my hand and Notarial Seal.



NOTARY PUBLIC

My Commission Expires 01/31/2025

