

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-030095
8:38 AM 2024 Oct 17

3
INDIANA

COUNTY OF LAKE

LOAN NUMBER: 0674052808

RECORDING REQUESTED BY: FIRST AMERICAN MORTGAGE SOLUTIONS

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895


NS_MRCOOPER_FHLMC5_20181112/SH

LIMITED POWER OF ATTORNEY

DATE OF DOCUMENT: NOVEMBER 12, 2018

GRANTOR: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

GRANTOR ADDRESS: C/O NEW PENN FINANCIAL, LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, 75 BEATTIE PL #300, GREENVILLE, SC 29601

GRANTEE: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

GRANTEE ADDRESS: 75 BEATTIE PL #300, GREENVILLE, SC 29601

Expiration Date: N/A
Land

I, **First American Mortgage Solutions**, affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

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2 Pgs
P/ATTY Book: DE 2552 Page: 3045 - 3046
November 16, 2018 11:42:33 AM
Rec: \$15.00
FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Document Prepared By: Nationstar Mortgage LLC d/b/a Mr. Cooper
After Recording Return To:

LIMITED POWER OF ATTORNEY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (the "Prior Servicer"), having an office at 8950 Cypress Waters Blvd., Coppell, TX 75019, hereby appoints **New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing** (the "Servicer"), having an office at 55 Beattie Place Suite 100, MS #561, Greenville, SC 29601 its affiliates, and the officers, employees and agents of each, as its true and lawful attorney-in-fact for the purposes set forth below. This Limited Power of Attorney is effective only pursuant to that VOLUNTARY PARTIAL CANCELLATION OF SERVICING CONTRACT RIGHTS AGREEMENT with Transfer of Servicing to New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing, as Interim Servicer By and Between FEDERAL HOME LOAN MORTGAGE CORPORATION and NATIONSTAR MORTGAGE LLC, in its capacity as Servicer Dated as of August 29, 2018.

1. To execute and deliver the following documentation with respect to the sale of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: listing agreements; purchase and sale agreements; limited or special warranty deeds, quit claim deeds or any other deed (but not general warranty deeds) necessary to cause 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.
2. The assignment or endorsement of any Mortgage, Deed of Trust or other security instrument and the related Mortgage Note, as necessary to remedy any deficiencies in title.
3. To correct or otherwise remedy any errors or deficiencies contained in any transfer or reconveyance documents provided or prepared by Prior Servicer, including, but not limited to note endorsements.
4. To execute documents necessary to complete the modification or extension of a mortgage.
5. To execute documents necessary to subordinate the lien of a mortgage.
6. To complete, terminate, cancel or rescind any foreclosure initiated by Prior Servicer or take a deed in lieu of foreclosure, including, but not limited to, the following acts: i) the appointment of a successor or substitute trustee under a deed of trust; ii) the issuance of statements of breach or non-performance; iii) the issuance of cancellation or rescission of notices of default; iv) the cancellation or rescission of notice of sale; v) the assignment of judgment or bid; vi) the execution of sworn testimony such as affidavits, declarations, certifications and verifications of complaints as well as discovery related to litigated matters; and, vii) the issuance of such other documents as may be necessary under the terms



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of the mortgage or state law to complete said foreclosure.

7. Endorsing insurance policies or insurance proceed checks and mortgage payment checks that are paid to the order of Prior Servicer.


Nationstar Mortgage LLC d/b/a Mr. Cooper further grants to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing as its true and lawful attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that Purchaser may lawfully perform in exercising those powers by virtue hereof.


Third parties without actual notice may rely upon the power granted under this Limited Power of Attorney and may be satisfied that this Limited Power of Attorney has not been revoked unless an instrument of revocation has been recorded.

This Limited Power of Attorney and all authority granted hereunder, shall be in full force and effect until terminated in writing by Prior Servicer.

IN WITNESS WHEREOF, Seller has executed this Limited Power of Attorney this 12th day of November, 2018.

Nationstar Mortgage LLC d/b/a Mr. Cooper

By: 
Name: Gabriel Gurrola
Title: Vice President

Witness: 
Name: Nelly Mezagira

Witness: 
Name: Morica J. Phillips

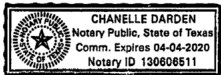
STATE OF TEXAS

COUNTY OF DALLAS

On this 12th day of November, 2018, before me **Chanelle Darden**, a Notary Public in and for said State, personally appeared **Gabriel Gurrola**, known to me to be a **Vice President** of **Nationstar Mortgage LLC d/b/a Mr. Cooper** that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such **Nationstar Mortgage LLC d/b/a Mr. Cooper** and acknowledged to me that such **Nationstar Mortgage LLC d/b/a Mr. Cooper** 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)




CHANELLE DARDEN
NOTARY PUBLIC
My Commission expires: 04/04/2020

