

Recorded: 10/2/2019 at 2:35:44.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 2739

TITLE OF DOCUMENT: Power of Attorney

DATE OF DOCUMENT: April 18, 2019

**GRANTOR(S): The Bank of New York Mellon F/K/A The Bank of New York
as trustee**

GRANTOR'S ADDRESS: 101 Barclay Street, NYC, NY 10286

GRANTEE(S): Nationstar Mortgage LLC d/b/a Mr. Cooper



File No. 520-349301

After Recording return to:

Name

Address

AFTER RECORDING RETURN TO
ATTN: POA
4000 Horizon Way
Irving, TX 75063

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK** as Trustee, having an office at 101 Barclay Street, NYC, NY 10286 (the "Bank"); hereby appoint **Nationstar Mortgage LLC d/b/a Mr. Cooper**, to be the Bank's true and lawful Attorneys-in-Fact (the "Attorneys") to act in the name, and on behalf, of the Bank with power to do only the following in connection with the trusts included on **Schedule A**, on behalf of the Bank:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements and modification agreements.
5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with State law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of a deed in lieu of foreclosure; and
 - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and

9. to execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, to endorse which may be considered necessary by the Attorney, to endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

The relationship of the Bank and the Attorney under this Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venturer, partner, or agent.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

The authority granted to the Attorney by the Power of Attorney is not transferable to any other party or entity. The authority granted to the Attorney by the Power of Attorney is not transferable to any other party or entity.

Notwithstanding the forgoing, the authority granted to the Attorney herein is transferable in Massachusetts to local foreclosure counsel and their agent for the limited purpose of executing instruments and other acts necessary to conduct, complete, and document foreclosure of a mortgaged property, including but not limited making entry and bidding on behalf of the Bank at auction, executing, acknowledging and delivering any foreclosure deed or other instrument in connection therewith, together with any closing documents required in a subsequent sale to a third party, as well as undertaking any and all other acts necessary in order to effectuate said foreclosure and transfer with respect to mortgage and the premises secured thereby. All prior actions of the Attorney or its assigns undertaken in accordance with this provision for the purposes enumerated herein are hereby ratified by the Bank.

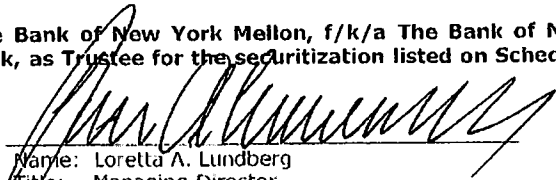
Nationstar Mortgage LLC adopted the legally-registered assumed name "Mr. Cooper" on August 21, 2017. Any and all actions, consistent with the rights of this and previous limited powers of attorney between Nationstar Mortgage LLC and The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, National Association, as Trustee taken by Nationstar Mortgage LLC d/b/a Mr. Cooper from August 21, 2017 to **February 14, 2018** are hereby ratified and affirmed.

This Agreement shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

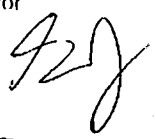
IN WITNESS WHEREOF, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee pursuant to the Pooling and Servicing Agreements listed on Schedule A hereto attached and these present to be signed and acknowledged in its name and behalf by Loretta A. Lundberg and Gavin Tsang its duly elected and authorized Managing Director and Vice President this 18th day of April, 2019.

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for the securitization listed on Schedule A

By: 

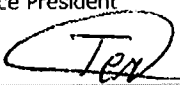
Name: Loretta A. Lundberg

Title: Managing Director

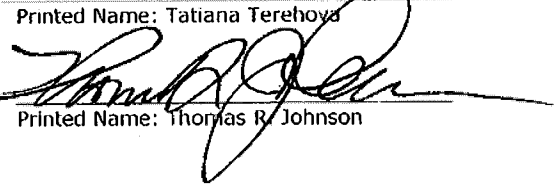
By: 

Name: Gavin Tsang

Title: Vice President

Witness: 

Printed Name: Tatiana Terehova

Witness: 

Printed Name: Thomas R. Johnson

ACKNOWLEDGEMENT

STATE OF New York §COUNTY OF New York §

On 18th of April in the year 2019 before me, the undersigned, personally appeared before me the above-named Loretta A. Lundberg, Managing Director and Gavin Tsang, Vice President personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity as Managing Director and Vice President of The Bank of New York Mellon, as Trustee, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me on April 18th, 2019.



NOTARY PUBLIC
My Commission expires:

RAFAL BAR
NOTARY PUBLIC, State of New York
No. 01BA6293822
Qualified in Kings County
Commission Expires January 31, 2022

SCHEDULE A

CWABS 2001-BC3	CWABS, Inc., Asset-Backed Certificates, Series 2001-BC3
CWABS 2002-1	CWABS, Inc., Asset-Backed Certificates, Series 2002-1
CWABS 2002-4	CWABS, Inc., Asset-Backed Certificates, Series 2002-4
CWABS 2002-6	CWABS, Inc., Asset-Backed Certificates, Series 2002-6
CWABS 2002-S1	CWABS, Inc., Asset-Backed Certificates, Series 2002-S1
CWABS 2002-S2	CWABS, Inc., Asset-Backed Certificates, Series 2002-S2
CWABS 2002-S3	CWABS, Inc., Asset-Backed Certificates, Series 2002-S3
CWABS 2002-S4	CWABS, Inc., Asset-Backed Certificates, Series 2002-S4
CWABS 2002-SC1	CWABS, Inc., Asset-Backed Certificates, Series 2002-SC1
CWABS 2003-1	CWABS, Inc., Asset-Backed Certificates, Series 2003-1
CWABS 2003-2	CWABS, Inc., Asset-Backed Certificates, Series 2003-2
CWABS 2003-3	CWABS, Inc., Asset-Backed Certificates, Series 2003-3
CWABS 2003-4	CWABS, Inc., Asset-Backed Certificates, Series 2003-4
CWABS 2003-5	CWABS, Inc., Asset-Backed Certificates, Series 2003-5
CWABS 2003-BC1	CWABS, Inc., Asset-Backed Certificates, Series 2003-BC1
CWABS 2003-BC2	CWABS, Inc., Asset-Backed Certificates, Series 2003-BC2
CWABS 2003-BC3	CWABS, Inc., Asset-Backed Certificates, Series 2003-BC3
CWABS 2003-BC4	CWABS, Inc., Asset-Backed Certificates, Series 2003-BC4
CWABS 2003-BC5	CWABS, Inc., Asset-Backed Certificates, Series 2003-BC5
CWABS 2003-BC6	CWABS, Inc., Asset-Backed Certificates, Series 2003-BC6
CWABS 2003-S1	CWABS, Inc., Asset-Backed Certificates, Series 2003-S1
CWABS 2003-S2	CWABS, Inc., Asset-Backed Certificates, Series 2003-S2
CWABS 2003-SD2	CWABS, Inc., Asset-Backed Certificates, Series 2003-SD2
CWABS 2003-SD3	CWABS, Inc., Asset-Backed Certificates, Series 2003-SD3
CWABS 2004-BC1	CWABS, Inc., Asset-Backed Certificates, Series 2004-BC1
CWABS 2004-SD1	CWABS, Inc., Asset-Backed Certificates, Series 2004-SD1