



Book 2025 Page 1492

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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

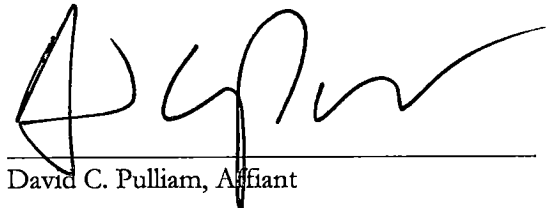
**Preparer:** David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CASH161370)  
**Return To:** Meridian Asset Services, 3201 34<sup>th</sup> Street S, Suite 310, St. Petersburg, FL 33711

### POWER OF ATTORNEY FILING

**RE:** The Easterly forty eight (48) feet of Lot Eighteen (18), Block Four (4), H.A. Carter's Third Addition to Hopkinton, Iowa, according to plat recorded in Book 19 L.D., Page 104A.

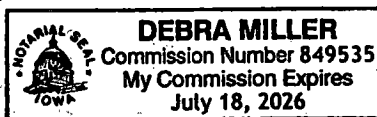
Attached is a true and accurate copy of that certain Limited Power of Attorney executed by Community Loan Servicing, LLC, f/k/a Bayview Loan Servicing, LLC, appointing Meridian Asset Services, LLC as its Attorney-in-Fact.

Dated: 6-11-25

  
David C. Pulliam, Affiant

STATE OF IOWA                     )  
  )ss:  
COUNTY OF POLK                )

This record was acknowledged before me on June 11<sup>th</sup> 2025, 2025, by David C. Pulliam.



  
Notary Public in and for said State

Number: 2024-001187  
Recorded: 4/2/2024 at 8:57:48.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax:  
Natalie Steffener RECORDER  
Des Moines County, Iowa

**RECORD & RETURN TO:**  
**MERIDIAN ASSET SERVICES**  
**Attn: Doc Intake**  
140 Fountain Parkway  
Suite 100  
St. Petersburg, FL 33716

Prepared By:  
Community Loan Servicing, LLC  
f/k/a Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd., 3rd Floor  
Coral Gables, FL 33146  
305-646-4150

**POWER OF ATTORNEY**

Prepared By:  
Community Loan Servicing, LLC,  
f/k/a Bayview Loan Servicing, LLC  
4425 Ponce de Leon Blvd., 3rd Floor  
Coral Gables, FL 33146

#### **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 Iva, L.P. (the "Seller") and Citigroup Global Markets Realty Corp. ("Purchaser") dated March 25, 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.


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  
17th day of May, 2022.

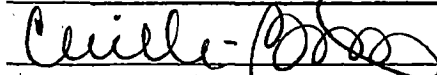
COMMUNITY LOAN SERVICING, LLC

By:   
Name: Kevin Jonas  
Title: Senior Vice President

Witnesses:



Name: Christine Raymond



Name: Cecilia Buigues

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss

On 17 day of May in the year 2022 before me, Nancy M. Ramos, a  
notary public for and within the said county, personally appeared, Kevin Jonas,  
Sr. 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.

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

By: [Signature]  
Notary Public, Nancy M. Ramos  
My commission Expires: May 22, 2023

