



**Book 2026 Page 808**  
**Document 2026 808 Type 06 010 Pages 6**  
**Date 4/07/2026 Time 9:50:18AM**  
**Rec Amt \$32.00**

**Daneen Schindler, RECORDER/REGISTRAR**  
**DELAWARE COUNTY IOWA**

**AFFIDAVIT**

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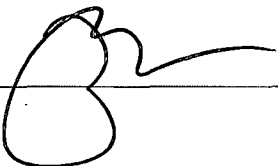
*Prepared by and return to:* Charles P. Augustine, Klatt Law Firm, 531 Commercial, Ste 250, Waterloo, IA 50701  
 (319) 232-3304

*Affiant:* Tanisha Byrd  
 TSC#261605

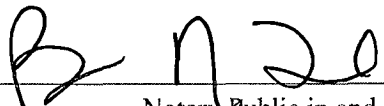
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STATE OF IOWA, BLACK HAWK COUNTY. ss:

I, Tanisha Byrd, an employee of Title Services Corporation, first being duly sworn on oath, do depose and state that the attached Limited Power of Attorney from ResCap Liquidating Trust, as Successor in interest to GMAC Mortgage, LLC, Successor by Merger to GMAC Mortgage Corporation, to Ditech Financial, LLC, is a true and correct copy of the original instrument as filed of record in Maricopa County, Florida, on January 12, 2016, in Doc. No. 20160019965, and this affidavit concerns real estate legally described as **The South 22 feet of the West 132 feet of Lot 87, and the North 52 feet of the West 132 feet of Lot 88 in Henry Acers' Addition to Manchester, Iowa, according to plat recorded in Book 1 Plats Page 1.**

  
 \_\_\_\_\_  
 Tanisha Byrd

Subscribed and sworn to before me on this 3 day of April, 2026, by Tanisha Byrd.

  
 \_\_\_\_\_  
 Notary Public in and for said State



When Recorded Return To:  
Ditech Financial LLC  
Attn: Document Custody, T326  
7360 South Kyrene Rd  
Tempe, AZ 85283

### LIMITED POWER OF ATTORNEY

<b>TO</b>	<b>DITECH FINANCIAL LLC</b>
<b>FROM</b>	<b>RESCAP LIQUIDATING TRUST OCWEN LOAN SERVICING, LLC GMAC Mortgage, LLC SUCCESSOR BY MERGER TO GMAC MORTGAGE CORPORATION RESIDENTIAL FUNDING COMPANY, LLC F/K/A RESIDENTIAL FUNDING CORPORATION HOMECOMINGS FINANCIAL, LLC</b>
<b>Deal</b>	<b>RESCAP - GMAC</b>
<b>Investor</b>	<b>FNMA</b>
<b>Transfer Date</b>	<b>2/1/2013</b>
<b>ISSUE DATE</b>	<b>01/07/2016</b>
<b>EXPIRATION DATE</b>	<b>N/A</b>

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**LIMITED POWER OF ATTORNEY**

**WHEREAS**, Ditech Financial LLC (formerly known as Green Tree Servicing LLC), a Delaware limited liability company, having its principal place of business at 3000 Bayport Drive, Suite 880, Tampa, Florida 33607 ("Ditech"), purchased mortgage loans and mortgage loan servicing rights pursuant to that certain Asset Purchase Agreement, as amended, by and among Ocwen Loan Servicing, LLC, a Delaware limited liability company ("Ocwen"), GMAC Mortgage, LLC (successor by merger to GMAC Mortgage Corporation), a Delaware limited liability company, having its principal place of business at 1100 Virginia Drive, Suite 250, Fort Washington, Pennsylvania 19034 ("GMACM") and Residential Funding Company, LLC (formerly known as Residential Funding Corporation), a Delaware limited liability company having its principal place of business at 8400 Normandale Lake Boulevard, Suite 175, Minneapolis, Minnesota 55437 ("RFC") and certain affiliates, and the Agreement for Partial Assignment and Assumption Under the Asset Purchase Agreement, dated as of January 31, 2013, by and among ("Ocwen"), Walter Investment Management Corporation the Companies and certain of their affiliates (together, the "Agreements"); and

**WHEREAS**, as of the date of the Agreements, Homecomings Financial, LLC (together with GMACM and RFC, the "Companies") was a direct subsidiary of RFC; and

**WHEREAS**, the Companies have previously issued a Limited Power of Attorney to appoint Ditech as the Attorney-in-Fact of the Companies, effective February 1, 2013; and

**WHEREAS**, effective December 17, 2013, the ResCap Liquidating Trust (the "Trust") is the successor-in-interest to the Companies, pursuant to the Second Amended Joint Chapter 11 Plan proposed by Residential Capital, LLC, the Companies and certain affiliates, and the Official Committee of Unsecured Creditors, and related Order, as filed in the US Bankruptcy Court of New York on December 6, 2013 and December 11, 2013, respectively.

**NOW THEREFORE**, the Trust hereby issues this Limited Power of Attorney to Ditech, which shall supersede and replace the aforementioned Limited Power of Attorney provided on February 1, 2013.

**KNOW ALL MEN BY THESE PRESENTS**, that effective January 7, 2016, the ResCap Liquidating Trust, a Delaware Statutory Trust, having a place of business at 8400 Normandale Lake Boulevard, Suite 175, Minneapolis, Minnesota 55437, (the "Trust"), does hereby constitute and appoint Ditech Financial LLC, a Delaware limited liability company, having a place of business at 3000 Bayport Drive, Suite 880, Tampa, Florida 33607 ("Ditech"), by and through its officers, its true and lawful Attorney-in-Fact in its name place and stead and for the purpose of performing all acts and executing all documents in the name of the Companies necessary and incidental to (i) implement the Agreements, (ii) service the mortgage loans, or (iii) take any and all action necessary to perfect the interest of Ditech (or other parties in interest) in any mortgage loan, including but not limited to:

1. Foreclosing delinquent loans or discontinuing such foreclosure proceedings, including, but not limited to, the execution of notices of default, notices of sale, assignments of bids, and assignments of deficiency judgments, and appearing in and prosecuting bankruptcy proceedings;

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2. Selling, transferring or otherwise disposing of real property acquired through foreclosure or otherwise, including, but not limited to, executing all contracts, agreements, deeds, assignments or other instruments necessary to effect such sale, transfer or disposition, and receiving proceeds and endorsing checks made payable to the order of any Company or Companies from such proceedings;
3. Preparing, executing, and delivering satisfactions, cancellations, discharges, lost note instruments, or full or partial releases of lien, subordination agreements, modification agreements, assumption agreements, substitutions of trustees under deeds of trust, and UCC-3 Continuation Statements;
4. Endorsing title certificates or promissory notes (including allonges) and executing assignments of mortgages, deeds of trust, deeds to secure debt, and other security instruments securing said promissory notes;
5. Endorsing insurance policies or insurance proceeds checks and mortgage payment checks to the order of any Company or Companies; and
6. Any and all such other acts of any kind and nature whatsoever that are necessary or appropriate to implement the transactions contemplated by the Agreements or to take any and all action necessary to perfect the interest of Ditech (or any other party in interest) in any mortgage loan, including, without limitation, delegating the authority granted herein to necessary third parties, including but not limited to law firms or trust companies and each of their officers, directors, employees, agents and assigns.

The Trust further grants to Ditech full power and authority to do and perform all acts necessary for Ditech to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the Trust might or could do with the same validity as if all and every such act had been herein particularly stated, expressed and especially provided for, and hereby ratifies and confirms all that Ditech shall lawfully do by virtue of the powers and authority granted and contemplated hereby, and all that Ditech has previously done pursuant to any power of attorney previously granted by the Companies or the Trust to Ditech. This Limited Power of Attorney shall be effective January 7, 2016 and remain in full force and effect until revoked or terminated by the Trust.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney, and may be satisfied that this Limited Power of Attorney has not been revoked by the Trust.

SIGNATURE PAGES TO FOLLOW

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ResCap Liquidating Trust  
LPOA to Ditech Financial LLC  
January 7, 2016

**RESCAP LIQUIDATING TRUST**

By: Charles Laubach

Name: Charles Laubach

Title: Authorized Officer

Witness: Matthew Boyer

Name: Matthew Boyer

Witness: Eileen Oles

Name: Eileen Oles

STATE OF PENNSYLVANIA

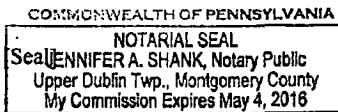
COUNTY OF MONTGOMERY

On this 7 day of January 2016 before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles Laubach personally known to me to be the person who executed the within instrument as an Authorized Officer on behalf of the Trust and he or she acknowledged that said instrument is the act and deed of the Trust and that he or she, being authorized to do so, executed and delivered said instrument for the purposes therein contained

In witness hereof, I hereunto set my hand and official seal.

Jennifer Shank  
Notary Public

May 4, 2016  
My Commission Expires



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20160019965  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL



The foregoing instrument is an  
**electronically prepared**  
full, true and correct copy  
of the original record in this  
office.

Attest: 05/31/2016 11:27:07 AM

By  Recorder

To Verify this purchase visit  
<http://recorder.maricopa.gov/reccdodata/verifycert.aspx?id=162470>