

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared By Kim Gentry
972 956 6320
After recording return to
Nationstar Mortgage LLC Attn: POA
Lake Vista 4
800 State Hwy 121 Bypass
Lewisville, TX 75067

LIMITED POWER OF ATTORNEY

Nationstar Mortgage LLC ("Nationstar"), a Delaware limited liability company, with offices located at 8950 Cypress Waters Boulevard, Coppell, TX 75019 is subservicing a portfolio(s) of loans (the "Assets") on behalf of Mortgage Research Center, LLC ("MRC" or Veterans United Home Loans (VUHL)), a limited liability company organized and existing under the State of Missouri and having its principal place of business at 1400 Forum Blvd, Columbia, MO 65203, pursuant to that certain Subservicing Agreement dated as of March 20, 2018 (the "Agreement"), between Mortgage Research Center, LLC, as Servicer and Nationstar, as Subservicer. Mortgage Research Center provides this Limited Power of Attorney to Nationstar to give Nationstar the authority to service the Assets.

Now, therefore, MRC does hereby constitute and appoint Nationstar the true and lawful attorney-in-fact of MRC and in MRC's name, place and stead for the following purposes:

- a. receive, endorse and collect all checks or other instruments and satisfactions of Mortgage Loan or other security instruments;
- b. executing any document/instrument to assign or endorse any Mortgage, deed of trust, promissory note or other instrument related to the Mortgage Loans;
- c. correct any assignment, mortgage, deed of trust or promissory note or other instrument related to the Mortgage Loans;
- d. complete and execute lost note affidavits or other lost document affidavits related to the Mortgage Loans;
- e. issue title requests and instructions related to the Mortgage Loans;
- f. declare defaults with respect to a Mortgage Loan or Mortgaged Property;
- g. give notices of intention to accelerate and of acceleration and of any notice as reasonably necessary or appropriate;
- h. post all notices as required by law and the Mortgage Loan Documents, including the debt instruments and the instruments securing a Mortgage Loan in order to foreclose or otherwise enforce the security instruments;
- i. pursue appropriate legal action and conduct of the foreclosure or other form of sale and/or liquidation, issue binding instructions with respect to such sale, executing all documents including all deeds and conveyances necessary to effect such sale and/or liquidation; provided that the Subservicer shall initiate all actions, suits and / or proceedings solely in MRC's name and shall indicate Subservicer's representative capacity;
- j. conduct eviction or similar dispossessory proceedings;
- k. take possession of collateral in MRC's name on behalf of MRC;

- l. execute any documents or instruments necessary for the offer, listing, closing of sale, and conveyance of Mortgaged Property by foreclosure or other process, including but not limited to grant, warranty, quit claim and statutory deeds or similar instruments of conveyance;
- m. execute any documents or instruments in connection with any bankruptcy or receivership of an obligor or mortgagor on a Mortgage Loan;
- n. file suit and prosecute legal actions against all parties liable for amounts due under a Mortgage Loan, including but not limited to, any deficiency amounts due following foreclosure or other acquisition or disposition of Mortgaged Property;
- o. execute all necessary documents to file claims with insurers on behalf of MRC;
- p. assign, convey, accept, or otherwise transfer the interest in any Mortgaged Property on behalf of MRC; and
- q. take such other actions and exercise such rights which may be taken by MRC with respect to any Mortgaged Property, including but not limited to, realization upon all or any part of a Mortgage Loan or any collateral therefor or guaranty thereof.

MRC further grants to Nationstar as 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 Nationstar may lawfully perform in exercising those powers by virtue thereof.

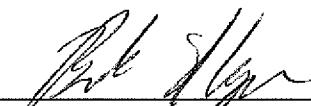
This Limited Power of Attorney shall be effective as of the date executed below (the "Effective Date)."

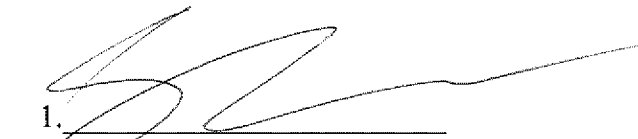
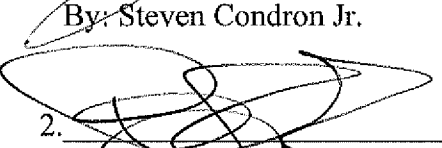
This Limited Power of Attorney shall expire two (2) years from the Effective Date.

IN WITNESS THEREOF, Mortgage Research Center LLC has executed this Limited Power of Attorney this 9th day of February, 2024.

Mortgage Research Center, LLC

Witnessed by:

By: 
Name: Brock Cooper
Title: General Counsel and Secretary

1. 
By: Steven Condron Jr.
2. 
By: Benjamin Peck

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STATE OF MISSOURI  
COUNTY OF BOONE

On this 9<sup>TH</sup> day of February, 2024, before me personally appeared Brock Cooper (signer), proved to me through satisfactory evidence of identification, which was a Driver's License, to be the party executing the foregoing instrument, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose as General Counsel and Secretary (title) of Mortgage Research Center, LLC as the voluntary act of said entity.

SUBSCRIBED and SWORN TO before me this 9<sup>th</sup> day of February, 2024.

Notary Public: *Christina Ann Dablemont*

By: *Christina Ann Dablemont*

My Commission Expires: *4/20/2024*

