

When Recorded Mail To:
Quality Escrow, Inc.
3 Pointe Drive #200
Brea, CA 92821

2025-004123
Klamath County, Oregon
06/02/2025 11:03:01 AM
Fee: \$87.00

LIMITED POWER OF ATTORNEY

Effective this 5th day of August, 2020, Nationstar Mortgage LLC, a limited liability company organized and existing under the laws of the State of Delaware, doing business as and operating under the trade names of Mr. Cooper or Champion Mortgage ("Nationstar"), hereby constitutes and appoints Quality Escrow/Prominent Escrow, organized and existing under the laws of the State of California ("Service Provider") as its true and lawful attorney-in-fact, in its name, place and stead, and for its benefit, to execute such documents or agreements described herein as may be necessary to complete the sale, transfer or liquidation of assets serviced or acquired by or for Nationstar as it relates to mortgage loans and Real Estate Owned ("REO") properties, as applicable, as required by applicable local, state and/or federal regulations and statutes and expressly permitted by applicable servicing guidelines for any Mortgage or Deed of Trust to which Nationstar is the servicer, beneficiary or mortgagee; including executing deeds, instruments of conveyance and other similar (Document), affidavits, releases, co-op related docs, POA related docs, HOA related docs, transfer tax docs, as may be necessary for closing of REO properties pursuant to which Nationstar or its principal is the servicer, beneficiary or mortgagee of the asset, only by and through the following named individual representatives of Service Provider:

Name	Title	Additional Title	Authorized to Sign
Melissa Patterson	Assistant Secretary	AVP of Operations	Executing deeds, instruments of conveyance and other similar (Document), affidavits, releases, co-op related docs, POA related docs, HOA related docs, transfer tax docs.
Martha Wetter	Assistant Secretary	Escrow Officer	Executing deeds, instruments of conveyance and other similar (Document), affidavits, releases, co-op related docs, POA related docs, HOA related docs, transfer tax docs.
Jennifer Valdez	Assistant Secretary	Title Curative Supervisor	Executing deeds, instruments of conveyance and other similar (Document), affidavits, releases, co-op related docs, POA related docs, HOA related docs, transfer tax docs.

(Each such individual a "Representative").

Service Provider will notify Nationstar in writing of the removal, resignation or termination of employment of any Representative within five (5) business days of the effective date of such removal, resignation or termination at the following address: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, Attention: Vendor Governance. Upon any such removal, resignation or termination of employment of a Representative, such individual shall no longer have the authority to execute any documents on behalf of Nationstar pursuant to this Limited Power of Attorney.

Service Provider shall indemnify and hold harmless Nationstar and its successors and assigns from and against any and all damages, costs and expenses (including, without limitation, reasonable attorneys' fees), incurred as a result of any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby. The foregoing indemnification shall survive termination of this Limited Power of Attorney.

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

IN WITNESS WHEREOF, this Limited Power of Attorney is duly executed the day and year first above written.

IN PRESENCE OF:

Nationstar Mortgage LLC

Mel Cook

Witness: Mel Cook

Stacey Reyes

By: Stacey Reyes

Title: Vice President - Risk

Eric Pena

Witness: Eric Pena

State of Texas

County of Dallas

On this 5th day of August, 2020, before me, the undersigned officer, personally appeared Stacey Reyes, who acknowledged himself/herself to be the Vice President of Nationstar Mortgage LLC, and that, as such and being authorized to do so, executed the foregoing instrument for the purposes therein contained as such officer in the name and on behalf of said Nationstar Mortgage LLC.

Witness my hand and official seal in the county and state last aforesaid this 5th day of August, 2020.

Wendy B. Faber

Notary Public

Wendy B Faber

Printed Name

My commission expires: _____

