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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/04/2016 09:20 AM Pg: 1 of 5

① 3393830 Rm AH PP
RECORDING REQUESTED BY: 193
WFO REO 2014-02, LLC
1140 Avenue of the Americas, 7th Floor
New York, New York 10036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that WFO REO 2014-02, LLC, a Delaware limited liability company, having an office at 1140 Avenue of the Americas, 7th Floor, New York, NY 10036 ("Asset Manager"), hereby constitutes and appoints Statebridge Company, LLC, having an office at 5680 Greenwood Plaza Boulevard, Suite 110S, Greenwood Village, CO 80111, as Subservicer ("Subservicer"), and in its name, aforesaid Attorney-In-Fact, by and through any authorized officer of Subservicer, to execute and acknowledge in writing or by facsimile stamp all documents, including affidavits, customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (5) below; that no power is granted hereunder for such Attorney-In-Fact to take any action that could be adverse to the interests of the Asset Manager.

1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become, due and payable) belonging to or claimed by Asset Manager (including claims made by Asset Manager on behalf of a Trust) under the Security Instruments, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the preparation and issuance of statements of breach, notices of default, and/or notices of sale, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) and foreclosing on the Real Estate under the Security Instruments.
2. Transact business in connection with the Assets, and obtain an interest in the Assets, as Asset Manager's act and deed, to contract for, purchase, receive and take possession and evidence of title in and to the Assets and/or to secure payment or performance of any obligation or agreement in connection with the Loans. Such business with respect to the Loans to include the foreclosure, the acceptance of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including any and all of the following acts:

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- a. the substitution of trustee(s) serving under a Deed of Trust or a Deed to Secure Debt in accordance with state law and said Security Instrument;
 - 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 preparation, filing and/or dismissal of a lawsuit or complaint for the enforcement of Asset Manager's remedies under the Security Instruments;
 - f. the acceptance of a deed in lieu of foreclosure and execution and delivery of documents necessary in connection with such acceptance; and
 - g. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Security Instruments, state law, or otherwise to expeditiously complete said transactions in paragraphs 2.a. through 2.f. above.
3. Prepare, execute, acknowledge, deliver, file and record any affidavits, forbearance agreements, documents, statements, notices and certificates that may be necessary or desirable at any time, in the Subservicer's reasonable discretion to enable the Subservicer to carry out its subservicing, enforcement and administrative duties as Subservicer on behalf of the Asset Manager in accordance with the terms of the Subservicing Agreement.
 4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the Asset Manager.
 5. Take such actions necessary to the management and sale of the Real Estate and property that is acquired by Asset Manager, including the acceptance of any rental payments on Asset Manager's behalf, the payments of expenses related to the Real Estate, and the preparation and execution of the following:
 - a. Listing agreements;
 - b. Agreements for management, repair or other vendor services;
 - c. Escrow instructions;
 - d. Leases; and
 - e. Transfer documents subject to Asset Manager's approval, including but not limited to, deeds, bills of sale, assignments of leases and service contracts, and closing statements.

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Nothing contained herein shall (i) limit in any manner any indemnification provided by the Asset Manager or the Subservicer under the Subservicing Agreement, or (ii) be construed to grant the Subservicer the power to initiate or defend any suit, litigation or proceeding in the name of Asset Manager except as specifically provided in this Limited Power of Attorney.

This Limited Power of Attorney is effective as of the date set forth below and shall remain in full force and effect until the earlier of the following dates: (a) two (2) years after the date that this Limited Power of Attorney is executed; and (b) the date that this Limited Power of Attorney is revoked in writing by the Asset Manager.

Signature on the Following Page

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CORPORATE ACKNOWLEDGMENT

State of New York

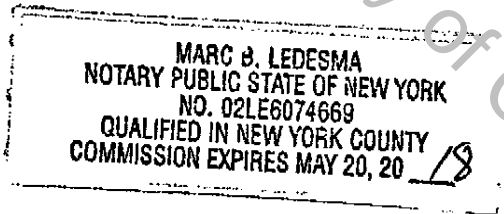
County of New York

~~On this 5th day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth Nick, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Authorized Person of WFO REO 2014-02, LLC, a Delaware limited liability company, and acknowledged to me that such limited liability company executed the within instrument pursuant to its operating agreement.~~

WITNESS my hand and official seal.

Signature: 

My commission expires: _____



1.

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Witness my hand and seal this 5 day of January, 2016.

WFO REO 2014-02, LLC, a Delaware
limited liability company

By: Kenneth Nick

Name: **Kenneth Nick**
Title: **Authorized Signatory**

Christopher J. Formicola
Witness: **Christopher J. Formicola**

Kyle Elliott
Witness: **Kyle Elliott**

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