

UNOFFICIAL COPY

3
POA



Doc# 1802906057 Fee \$42.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/29/2018 12:19 PM PG: 1 OF 3

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

KC WILSON & ASSOCIATES
23041 AVENIDA DE LA CARLOTA #230
LAGUNA HILLS, CA 92653

(2011-2012 Opportunity Fund 6-1, LLC to SN Servicing Corporation)

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE

LIMITED POWER OF ATTORNEY

Property of Cook County Clerk's Office

S Y
P 3
S N
M N
SC Y
E Y
INT D1
D 1-16-18

UNOFFICIAL COPY

POWER OF ATTORNEY

2011-2012 Opportunity Fund 6-1, LLC, a Delaware company, having an address of 823 College St, Suite 200, Bowling Green, KY 42101 ("Opportunity"), constitutes and appoints SN Servicing Corporation having an office at 323 Fifth Street, Eureka, CA 95501 ("SNSC"), its true and lawful attorney-in-fact, with only such power and authority as is expressly enumerated and hereby conferred in its name, place and stead and for its use and benefit, to make, sign, execute, acknowledge, deliver, file for record and record any such instruments in its behalf and to effectuate the following enumerated transactions as the same may relate to a mortgage, deed of trust, real estate owned and mortgage notes secured thereby and serviced for the undersigned by said attorney-in-fact.

This appointment shall apply to the following transactions only:

1. The modification or re-recording of a mortgage or deed of trust.
2. The execution of partial satisfactions/releases and partial reconveyances and the execution of requests to trustees to accomplish the same.
3. The completion of loan modification or assumption agreements.
4. The assignment of any mortgage or deed of trust and the related mortgage note.
5. The commencement and completion of judicial and non-judicial foreclosures proceedings and the defense of lawsuits in connection therewith. The filing of any form or pleading in any bankruptcy action.
6. The full satisfaction/release of a mortgage (or assignment of mortgage without recourse) or request to Opportunity for the full reconveyance upon payment and discharge of the sums secured thereby.
7. The authority to make claims for surplus funds from tax sales and to receive the surplus funds proceeds.
8. The authority to make the endorsement of checks, notes, drafts and other evidences of payment made payable to Opportunity and/or its affiliates; and
9. The execution of deeds, transfers, tax declarations, certificates and any other documents or instruments that are necessary or appropriate for the sale, lease, collection of rents, appointment of property management companies, disposition or liquidation of real property acquired by Opportunity or its affiliates.
10. Demand, sue for, recover, collect, and receive the sum of money, debt, account, interest, fees, and costs owed to Opportunity related to a mortgage, deed of trust real estate owned and mortgage note serviced by SN Servicing Corporation, and to use or take any lawful means for recovery.

UNOFFICIAL COPY

- 11. The execution and/or filing of such documents and take such action as is proper and necessary to defend Opportunity in litigation related to a mortgage, deed of trust, real estate owned and mortgage note serviced by SN Servicing Corporation.
- 12. The execution of any document or performance of any act in connection with the administration of any PMI Policy or LPMI Policy, hazard or other insurance claims related to the mortgage deed of trust and real estate owned serviced by SN Servicing Corporation.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments and to do and perform all and every act and thing requisite, necessary and proper to carry into effect the express power or powers granted by or under this Power of Attorney as fully, to all intents and purposes, as the undersigned might or could do, and hereby does ratify and confirm all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Power of Attorney and may assume that, upon the exercise of such power, all conditions precedent to such exercise of power have been satisfied and this Power of Attorney has not been revoked unless an instrument or revocation has been recorded.

This Power of Attorney has been executed and is effective as of this 25th day of July, 2017 and the same shall continue in full force and effect until the recording of an instrument of revocation.

By: 2011-2012 Opportunity Fund 6-1, LLC

[Signature]
 Name: Travis Creed
 Title: Manager

[Signature]
 Witness

[Signature]
 Witness

STATE OF Kentucky
) ss.
 COUNTY OF Warren

On July 25, 2017 before me, Kimberly Dawn Flora, Notary Public, personally appeared Travis Creed, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Seal]

[Signature]
 Notary Public
 My Comm. Expires: 04/12/2020

KIMBERLY DAWN FLORA
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
ID. # 553630
MY COMMISSION EXPIRES APRIL 12, 2020