

Form of Limited Power of Attorney

Prepared By
~~RECORD AND RETURN TO:~~
PHH Mortgage Corporation
~~PHH Mortgage Corporation~~ 2001 Bishops Gate Blvd.
Mt. Laurel, New Jersey 08054
Attn: Manager, SVO3 Department

MAIL TO
US Recordings, Inc.
2925 Country Drive
St. Paul, MN 55117
76241228

KNOW ALL MEN BY THESE PRESENTS, that Charles Schwab Bank ("Schwab"), a federal savings association, having its principal place of business at 5190 Neil Road, Reno, Nevada 89502, hereby constitutes and appoints PHH Mortgage Corporation ("PHH"), a New Jersey corporation, having offices at 1 Mortgage Way, Mt. Laurel, New Jersey 08054, by and through its officers, its true and lawful Attorney-in-Fact, in its name, place and stead and for its benefit, in connection with mortgage loans serviced or subserviced by PHH on behalf of Schwab pursuant to a certain Home Equity Line of Credit Loan Subservicing Agreement dated as of January 2, 2003, and Mortgage Loan Subservicing Agreement, dated as of January 2, 2003, as each agreement may be amended, for the purposes of performing all acts and executing all documents in the name of Schwab necessary and incidental to servicing said loans, 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; appearing in and prosecuting bankruptcy proceedings;
- (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 Schwab 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, and substitutions of trustees under deeds of trust;
- (4) Endorsing promissory notes and executing assignments of mortgages, deeds of trust, deeds to secure debt and other security instruments securing said promissory notes in connection with loans for which PHH has received full payment of all outstanding amounts due on behalf of Schwab;
- (5) Endorsing insurance proceeds checks and mortgage payment checks to the order of PHH; and

(6) Any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service or subservice the loans.

Schwab further grants to PHH full power and authority to do and perform all acts necessary for PHH to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as Schwab 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 PHH shall lawfully do by virtue of the powers and authority granted and contemplated hereby. This Limited Power of Attorney shall remain in full force and effect until revoked by Schwab.

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 Schwab.

CHARLES SCHWAB BANK



20100223000054010 2/2 \$14.00
Shelby Cnty Judge of Probate, AL
02/23/2010 01:36:45 PM FILED/CERT

By: _____

Cathy Myers

Name: Cathy Myers
Title: Director

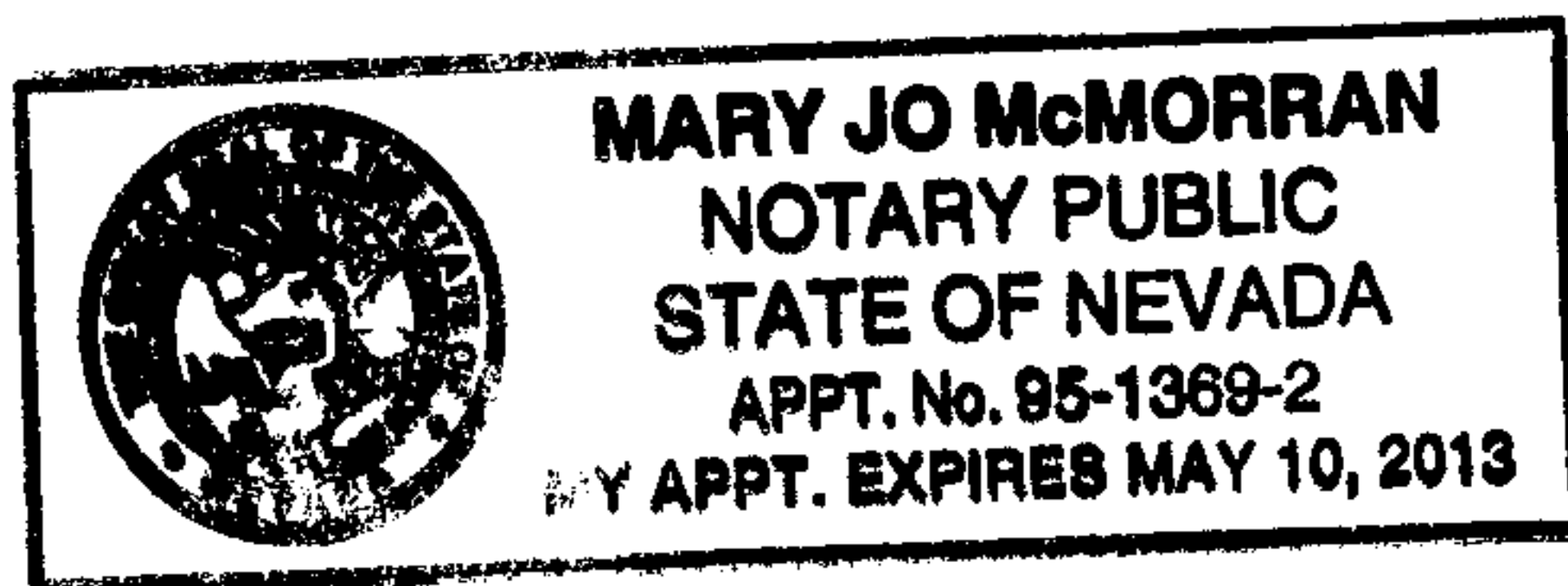
ATTEST: _____

Jane C. Milam
Name: Jane C. Milam
Title: Assistant Secretary

(Corporate Seal)

State of Nevada
County of Washoe

This instrument was acknowledged before me on July 8, 2009, by CATHY MYERS as Director of CHARLES SCHWAB BANK.



Mary Jo McMorran

Signature of Notarial Officer
My Commission Expires: May 10, 2013



+U01158979+

1426 2/18/2010 76241228/2

END OF DOCUMENT