


**AFTER RECORDING MAIL TO:**

Attn: Denver DIL Title  
500 Eldorado Blvd., STE 2300  
Broomfield, Co 80021  
Order # 3266022

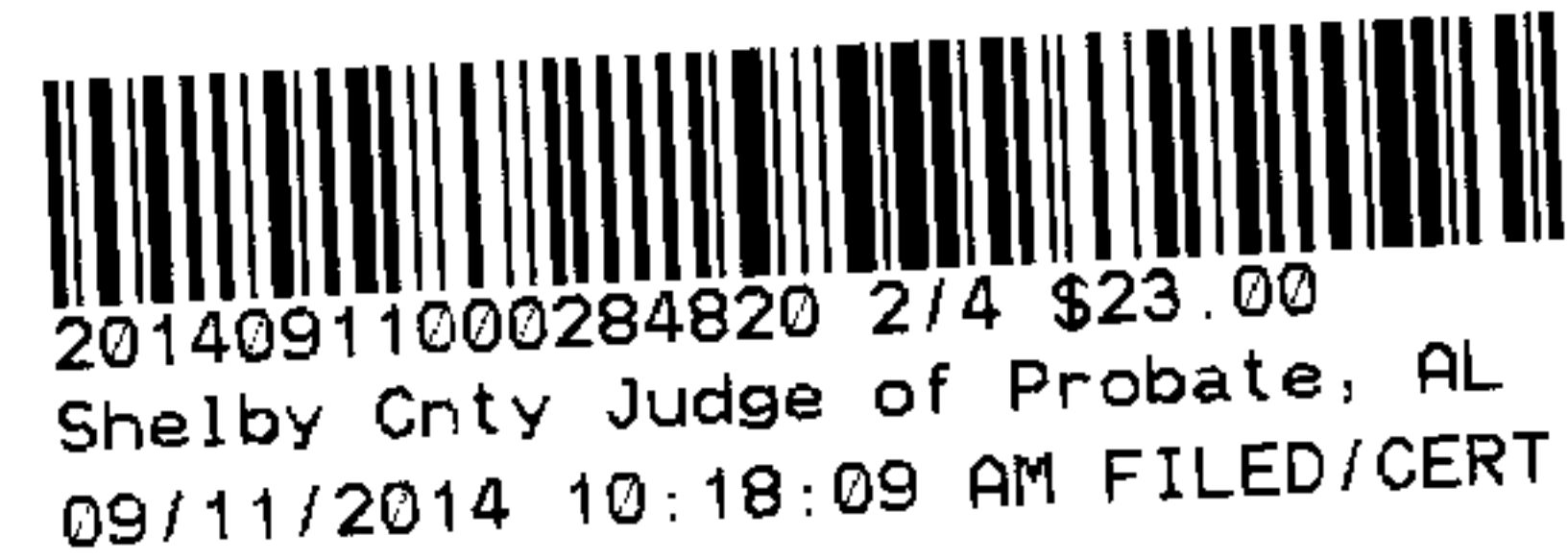
LIMITED POWER OF ATTORNEY

---

**DOCUMENT TITLE**

  
20140911000284820 1/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/11/2014 10:18:09 AM FILED/CERT

Document drafted by and  
RECORDING REQUESTED BY:  
RUSHMORE LOAN MANAGEMENT SERVICES LLC  
15480 Laguna Canyon Road, Suite 100  
Irvine, CA 92618  
Attention:



---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **LIMITED POWER OF ATTORNEY**

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, having an office at 500 Delaware Avenue, 11<sup>th</sup> Floor, Wilmington, Delaware 19801 not in its individual capacity but solely as legal title Trustee ("Trustee") for Bronze Creek Title Trust 2013-NPL1 (the "Trust"), hereby constitutes and appoints RUSHMORE LOAN MANAGEMENT SERVICES LLC, (the "Servicer"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of Servicer, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (5) below; provided however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Flow Subservicing Agreement ("Agreement") dated as of May 1, 2013 by and among RUSHMORE LOAN MANAGEMENT SERVICES LLC (the "Servicer") and ANGELO GORDON MANAGEMENT LLC as amended and that certain Joinder and Acknowledgement Agreement to the Agreement dated December 5, 2013, and no power is granted hereunder to take any action that would be adverse to the interests of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "Loans") and related Properties (as defined below) held by Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee. These Loans are secured by collateral comprised of Mortgages, deeds of trust and other forms of security instruments (collectively the "Security Instruments") encumbering any and all real and personal property delineated therein (the "Property") and the Notes secured thereby.

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 Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee, and to use or take any lawful means for recovery by legal process or otherwise, including but not limited to the substitution of trustee serving under a deed of trust, the preparation and issuance of statements of breach, notices of default, and/or notices of sale, taking deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) and foreclosing on the properties under the Security Instruments.
2. Execute and/or file such documents and take such other action as is proper and necessary to defend Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee in litigation and resolve any litigation where the Servicer has an obligation to defend Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee.
3. Transact business of any kind regarding the Loans and the Properties, as Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee's act and deed, to contract for, purchase, lease, receive and take possession and evidence of title in and to the Property and/or to secure payment of a promissory note or performance of any obligation or agreement relating thereto.



4. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the borrowers and/or the Property, including but not limited to the execution of releases, satisfactions, assignments, loan modification agreements, loan assumption agreements, subordination agreements, property adjustment agreements, and other instruments pertaining to mortgages or deeds of trust, bills of sale and execution of deeds and associated and related instruments and documents necessary, if any, conveying or encumbering the Property or to effect the conveyance or release of an encumbrance on the Property, in the interest of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, as Trustee.
5. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Pooling and Servicing Agreement, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust in its individual capacity. If the Servicer receives any notice of suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust in its individual capacity, then the Servicer shall promptly forward a copy of same to Wilmington Savings Fund Society, FSB, doing business as Christiana Trust.

This Limited Power of Attorney is not intended to extend the powers granted to the Servicer under the Subservicing Agreement or to allow the Servicer to take any action with respect Security Instruments or promissory notes (or other evidence of indebtedness) not authorized by the Trustee.

Witness my hand and seal this 28 day of April, 2014.

**NO CORPORATE SEAL**

Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity but solely as legal title Trustee for Bronze Creek Title Trust 2013-NPL1

Julia Darydovitch  
Witness:

By: Donna Lockerman  
Name: Donna Lockerman  
Title: Trust Officer

Clayton F. ...  
Witness:

Jason B. Hill  
Attest: Jason B. Hill  
Assistant Vice President

20140911000284820 3/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/11/2014 10:18:09 AM FILED/CERT

## CORPORATE ACKNOWLEDGMENT

State of Delaware

County of New Castle

On this 28 day of April, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Lockerman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Trust Officer of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, and acknowledged to me that such national banking association executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Signature: *Courtney Elizabeth Allen*

My commission expires: *July 10, 2014*



20140911000284820 4/4 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/11/2014 10:18:09 AM FILED/CERT