
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Prepared By Kim Gentry
972 956 6320
After Recording Return
Nationstar Mortgage LLC Attn: POA
Lake Vista 4
800 State Hwy 121 Bypass
Lewisville, TX 75067

LIMITED POWER OF ATTORNEY

The trust identified on the attached Schedule A (the "**Trust**"), by and through Wilmington Savings Fund Society, FSB, federal savings bank organized and existing under the laws of the United States and having an office at 500 Delaware Avenue, 11th Floor Wilmington, Delaware 19801, not in its individual capacity but solely as Indenture Trustee ("**Indenture Trustee**"), hereby constitutes and appoints Nationstar Mortgage LLC with offices located at 8950 Cypress Waters Boulevard, Coppell, TX 75019 ("**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 **(12)** below; **provided however, that** (a) 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 related servicing agreements, (b) all actions taken by Servicer pursuant to this Limited Power of Attorney must be in accordance with Federal, State and local laws and procedures, as applicable and (c) no power is granted hereunder to take any action that would be either adverse to the interests of or be in the name of Wilmington Savings Fund Society, FSB in its individual capacity. This Limited Power of Attorney is being issued in connection with Servicer's responsibilities to service certain mortgage loans (the "**Loans**") held by the Indenture Trustee. These Loans are secured by collateral comprised of mortgages, deeds of trust, deeds to secure debt 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. Please refer to Schedule A attached hereto.

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 the Indenture 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, accepting deeds in lieu of foreclosure, evicting (to the extent allowed by federal, state or local laws) foreclosing on the properties under the Security Instruments by

judicial or non-judicial foreclosure, actions for temporary restraining orders, injunctions, appointments of receiver, suits for waste, fraud and any and all other tort, contractual or verifications in support thereof, as may be necessary or advisable in any bankruptcy action, state or federal suit or any other action. Execute and/or file such documents and take such other action as is proper and necessary to defend the Indenture Trustee in litigation and to resolve any litigation where the Servicer has an obligation to defend the Indenture Trustee, including but not limited to dismissal, termination, cancellation, rescission and settlement.

2. Transact business of any kind regarding the Loans, as the Indenture Trustee's act and deed, to contract for, purchase, 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.
3. Execute, complete, indorse or file 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 estoppel certificates, financing statements, continuation statements, releases, satisfactions, reconveyances, assignments, loan modification agreements, payment plans, waivers, consents, amendments, forbearance agreements, loan assumption agreements, subordination agreements, property adjustment agreements, management agreements, listing agreements, purchase and sale agreements, short sale transactions and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of the Indenture Trustee.
4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.
5. Execute any document or perform any act in connection with the administration of any **PMI** policy or LPMI policy, hazard or other insurance claim relative to the Loans or related Property.
6. Execute any document or perform any act described in items (3), (4), and (5) in connection with the termination of the Trust as necessary to transfer ownership of the affected Loans to the entity (or its designee or assignee) possessing the right to obtain ownership of the Loans.
7. Subordinate the lien of a mortgage, deed of trust, or deed or other security instrument to secure debt (i) for the purpose of refinancing Loans, where applicable, or (ii) to an easement in favor of a public utility company or a government agency or unit with powers of eminent domain, including but not limited to the execution of partial satisfactions and releases and partial reconveyances reasonably required for such purpose, and the execution or requests to the trustees to accomplish the same.
8. Convey the Property to the mortgage insurer, or close the title to the Property to be acquired as real estate owned, or convey title to real estate owned property ("**REO Property**").
9. Execute and deliver any documentation with respect to the sale, maintenance, preservation, renovation, repair, demolition or other disposition, of REO Property acquired through a foreclosure or deed-in-lieu of foreclosure, including, without limitation: permits, remediation plans or agreements, certifications, compliance certificates, health and safety certifications,

listing agreements; purchase and sale agreements; grant / limited or special warranty / quit claim deeds or any other deed, but not general warranty deeds, causing the transfer of title of the property to a party contracted to purchase same; escrow instructions; and any and all documents necessary to effect the transfer of REO Property.

10. Servicer has the power to execute additional limited powers of attorney and delegate the authority given to it by the Indenture Trustee, under the applicable servicing agreements for the Trust listed on Schedule A, attached.
11. To execute, record, file and/or deliver any and all documents of any kind for the purpose of fulfilling any servicing duties, including but not limited to those listed in subparagraphs (1) through (11), above, where Indenture Trustee's interest is designated, stated, characterized as or includes any reference to one or more of the following: "Indenture Trustee", "Owner Trustee", "Delaware Trustee", "Successor Trustee", "Successor in Interest", "Successor to" "Successor by Merger", "Trustee/Custodian", "Custodian/Trustee" or other similar designation.

Indenture Trustee also grants unto Servicer the full power and authority to correct ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (12), above.

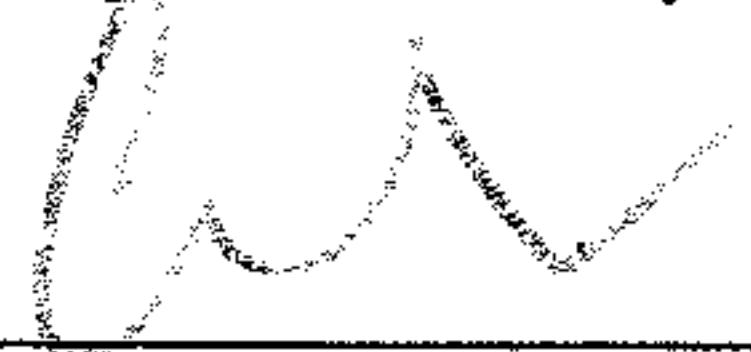
In addition to the indemnification provisions set forth in the applicable servicing agreements for the Trust listed on Schedule A, attached, Servicer hereby agrees to indemnify and hold the Indenture Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever (including any expenses incurred in the enforcement of Servicer's indemnification obligation) incurred by reason or result of the misuse of this Limited Power of Attorney by the Servicer. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related servicing agreements or the earlier resignation or removal of the Indenture Trustee for the Trust listed on Schedule A.

Witness my hand and seal this 3rd day of January 2024.

NOCORPORATE SEAL

On Behalf of the Trust, by

WILMINGTON SAVINGS FUND
SOCIETY, FSB, not in its individual
capacity but solely as Indenture Trustee

By: 
Name: Anthony Jeffery
Title: Assistant Vice President

Witness: 
Name: Ariana Maguire

Witness: 
Name: Erica Mack

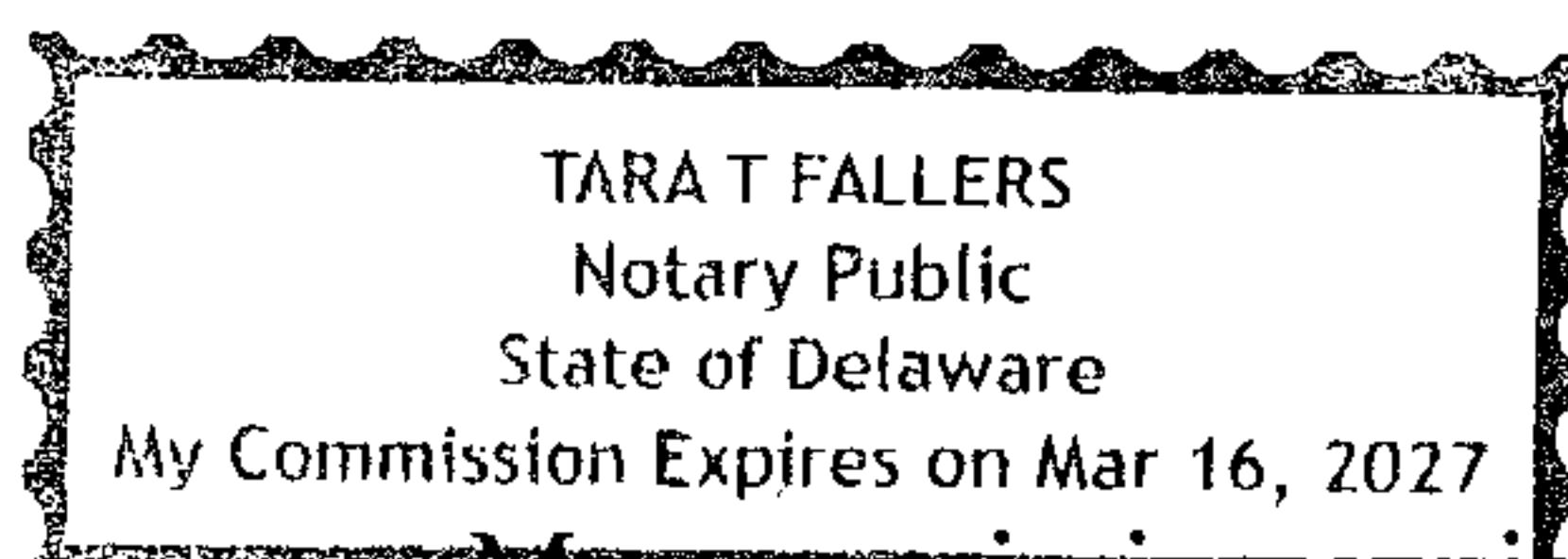
CORPORATE ACKNOWLEDGMENT

STATE OF Delaware

COUNTY OF New
Castle

On this 3rd day of January 2024 before me personally appeared Anthony Jeffery (signer), proved to me through satisfactory evidence of identification, which were known to me, of Wilmington Savings Fund Society, FSB, the Owner Trustee of CIM Trust 2023-R1, to be the party executing the foregoing instrument, and acknowledged to me that (he)(she) signed it voluntarily for its stated purpose as Assistant Vice President (title) of Wilmington Savings Fund Society, FSB (corporation or entity) as the voluntary act of said entity.

WITNESS by hand and official seal. (SEAL)

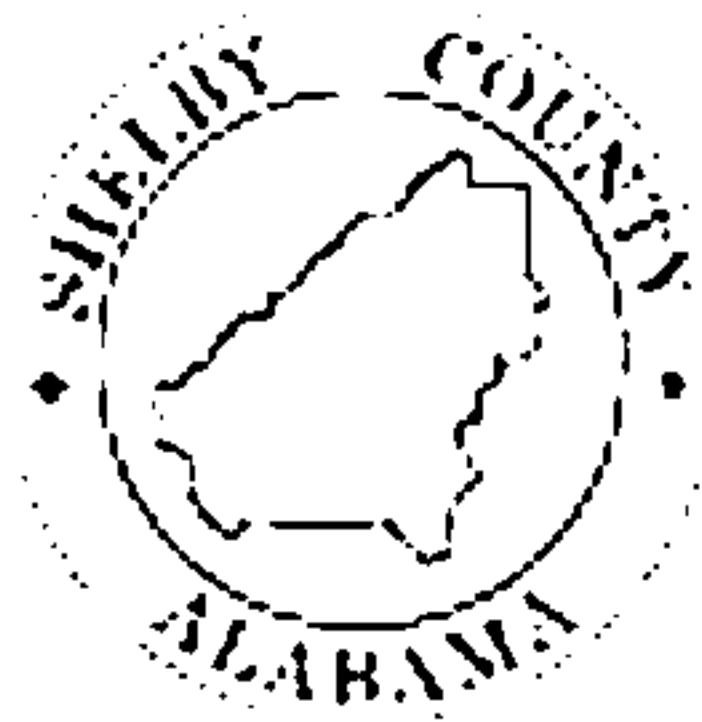



Notary Public, State of Delaware

My commission expires: March 16th, 2027

Schedule A

CIM Trust 2023-R1, a Delaware statutory trust
630 Fifth Avenue, Suite 2400
New York, NY 10111



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2025 08:17:34 AM
\$34.00 PAYGE
20251210000377270

Allie S. Bayl