



## Passaic County Document Summary Sheet

PASSAIC COUNTY CLERK  401 GRAND STREET ROOM 113 PATERSON NJ 07505	<b>Transaction Identification Number</b> 7780093                      9561322	<b>Return Address</b> <i>(for recorded documents)</i> NATIONWIDE TITLE CLEARING, LLC 2100 ALT 19 PALM HARBOR FL 34683
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**Official Use Only**

DANIELLE IRELAND-IMHOF  
 CLERK  
 PASSAIC COUNTY  
 New Jersey

INSTRUMENT NUMBER  
 2025025331  
 RECORDED ON  
 Jul 31, 2025  
 9:53:03 AM  
 BOOK:D4941 PAGE:197  
 Total Pages: 5

NJ PRESERVATION ACCOUNT \$15.00  
 RECORDING FEES - \$35.00  
 RECORDER OF DEEDS  
 HOMELESSNESS TRUST FUND \$2.00  
 - CODE BLUE INITIATIVE  
 HOMELESSNESS TRUST FUND \$3.00  
 TOTAL PAID \$55.00  
 INV: 1637433 USER: ML

<b>Submission Date</b> <i>(mm/dd/yyyy)</i>		07/31/2025
<b>No. of Pages</b> <i>(excluding Summary Sheet)</i>		3
<b>Recording Fee</b> <i>(excluding transfer tax)</i>		\$55.00
<b>Realty Transfer Tax</b>		\$0.00
<b>Total Amount</b>		\$55.00
<b>Document Type</b>	POWER OF ATTORNEY	
<b>Electronic Recordation Level</b>	L2 - Level 2 (With Images)	
<b>Municipal Codes</b>		
HAWTHORNE BOROUGH		04
A7D06D		

**Additional Information (Official Use Only)**

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**\* DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF PASSAIC COUNTY FILING RECORD.  
 RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Passaic County Document Summary Sheet**

<b>POWER OF ATTORNEY</b>	<b>Type</b>		POWER OF ATTORNEY		
	<b>Consideration</b>				
	<b>Submitted By</b>		SIMPLIFILE, LLC. (SIMPLIFILE)		
	<b>Document Date</b>		03/04/2024		
	<b>Reference Info</b>				
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
			<b>Name</b>		<b>Address</b>
			NATIONS DIRECT MORTGAGE LLC		
			<b>Name</b>		<b>Address</b>
			PHH MORTGAGE CORPORATION		
	<b>Parcel Info</b>				
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>

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**\* DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF PASSAIC COUNTY FILING RECORD.  
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Document prepared by and  
 After Recording Return Document to:  
 PHH Mortgage Corporation  
 5720 Premier Park Drive, Building 3  
 West Palm Beach, FL 33407

Attn: Record Services

DANIELLE IRELAND-IMHOFF CLERK PASSAIC COUNTY New Jersey	
INSTRUMENT NUMBER 2025025331	RECORDED ON Jul 31, 2025 9:53:03 AM
BOOK: D4941 PAGE: 197 Total Pages: 5	
NJ PRESERVATION ACCOUNT RECORDING FEES -	\$15.00 \$35.00
RECORDER OF DEEDS HOMELESSNESS TRUST FUND - CODE BLUE INITIATIVE	\$2.00 \$3.00
HOMELESSNESS TRUST FUND TOTAL PAID	\$55.00
INV: 1637433 USER: ML	

5793

**LIMITED POWER OF ATTORNEY**

THIS POWER OF ATTORNEY AUTHORIZES THE PERSON NAMED BELOW AS MY AGENT TO SELL, LEASE, GRANT, ENCUMBER, RELEASE, OR OTHERWISE CONVEY AN INTEREST IN MY REAL PROPERTY AND TO EXECUTE DEEDS AND OTHER INSTRUMENTS FOR ME. I GIVE MY AGENT THIS POWER FOR

(Please INITIAL ONE, do not check)

- ALL MY REAL PROPERTY.
- ONLY THE SPECIFIC PROPERTY DESCRIBED AS FOLLOWS:

KNOW ALL MEN BY THESE PRESENTS, that Nations Direct Mortgage, LLC, having a place of business at 2475 Village View Drive, Suite 100, Henderson, NV 89074 (the "Company"), does hereby constitute and appoint PHH Mortgage Corporation ("PMC"), having an office at 1661 Worthington Rd, Ste 100, West Palm Beach, FL 33409, 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 by PMC on behalf of the Company pursuant to that certain Servicing Agreement between PMC and the Company (the "Servicing Agreement") for the purpose of performing all acts and executing all documents in the name of the Company necessary and incidental to the servicing of 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, and appearing in the 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 the Company 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, substitutions of trustees under deeds of trust, and UCC-3 Continuation Statements;
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 PMC has received full payment of all outstanding amounts due on behalf of the Company;
5. Endorsing insurance proceeds checks and mortgage payment checks to the order of the Company; and

- 6. Any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service the loans, including, without limitation, delegating the authority granted herein to necessary third parties, including but not limited to law firms or Trust Companies and each of their officers, directors, employees, agents and assigns.

The Company further grants to PMC full power and authority to do and perform all acts necessary for PMC to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the Company 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 PMC shall lawfully do by virtue of the powers and authority granted and contemplated hereby, and all that PMC has previously done pursuant to or in connection with the Servicing Agreement or any Limited Power of Attorney previously granted by the Company to PMC. This Limited Power of Attorney shall be in full force and effect as of April 1, 2024 until revoked or terminated by the Company.

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 the Company.

**Company Name:** Nations Direct Mortgage, LLC

**By:** \_\_\_\_\_

*(Handwritten Signature)*  
Signature

**Name:** Brian Yingling

Print

**Title:** Chief Financial Officer

**Date:** March 4, 2024

**Witness:** \_\_\_\_\_  
*(Handwritten Signature)*

Vladislav Minakov

**Witness:** \_\_\_\_\_  
*(Handwritten Signature)*

Jose Urroz

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**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

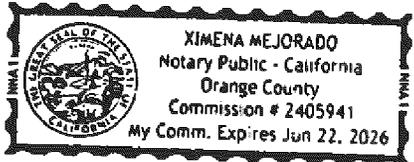
State of California

County of Orange }

On March 4, 2024 before me, Ximena Mejorado, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Brian Yingling  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

