

After Recording Return to:
Northwest Trustee Services, Inc.
13555 SE 36th Street, Suite 100
Bellevue, WA 98006

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank N.A., has made, constituted and appointed, and by these presents does make, constitute and appoint Jeff Stenman, Alan Burton and Deirdre Piggott, of Northwest Trustee Services, Inc., 13555 SE 36th Street Suite 100, Bellevue WA 98006; Richard N. Ullstrom of the firm of RCO Legal- Alaska, Inc., 911 W 8th Avenue, Suite 200, Anchorage Alaska 99501; Huong Do, Rebecca Hall, Julian Ojeda and Candice Yoo of Northwest Trustee Services, Inc., 1241 E. Dyer Rd. Santa Ana, CA 92705; Charles Prather of the firm of RCO Hawaii, LLLC, 900 Fort Street Mall, Honolulu, HI 96813; Richard N. Ullstrom of Alaska Trustee, Inc., 911 W. 8th Avenue, Suite 200 Anchorage Alaska 99501, Janaya L. Carter of the firm of RCO Legal, P.S., 13555 SE 36th Street Suite 300, Bellevue WA 98006, individually and not jointly, its true and lawful attorney in fact for, and in its name, place and stead, and for its use and benefit, for every act customarily and reasonably necessary and appropriate for:

The execution, acknowledgment, recording and delivery of Appointments and/or Substitutions of Trustee on Deeds of Trusts wherein the above-named principal is the original or substituted beneficiary or servicing agent for the beneficiary, Non Military Affidavits, Notices of Default (Washington), Notices of Default and Election to Sell (Oregon), Beneficiary's Declarations of Default (Alaska), Verifications of Debt, Deeds to the Secretary of Veterans Affairs, Secretary of Housing and Urban Development, Deeds to Federal National Mortgage Association, and Deeds to Federal Home Loan Mortgage Corporation, to convey properties in which the Mortgage foreclosed secured a loan guaranteed or insured by the department of Veterans Affairs or Department of Housing and Urban Development or where the owner of the loan is Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, and Deeds and assignments of foreclosure bids to the investor on mortgage loans in which Wells Fargo Bank N.A. is the beneficiary of record of the Mortgage.

Giving and granting unto said attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done to accomplish the foregoing as the principal above-named might or could do as if personally present, with full powers of substitution and reservation, hereby confirming and ratifying all that the principal's attorney in fact shall lawfully do or cause or have done or caused to be done by virtue of these presents since January 1 of the year that this limited power is executed. The undersigned fully acknowledges and understands that said attorney-in-fact is being granted authority to appoint himself or a business in which he has a pecuniary interest as trustee to conduct foreclosures for Wells Fargo Bank N.A. on a for profit basis and has consulted independent counsel regarding same.

By exercise of this limited power, the attorney(s)-in-fact shall indemnify Wells Fargo Bank N.A. from all claims, demands, suits, penalties or actions, and from all attendant losses, costs and expenses for any claims against, or losses or liability of Wells Fargo Bank N.A. for any cause to the extent the same arise out of, or result from, default in the performance of, or the negligent performance of, or willful misconduct regarding any obligation of the attorney(s)-in-fact under this power.

This limited power of attorney shall be effective from the date of execution hereof until the earlier of such time as Wells Fargo Bank N.A. or its successor revokes this limited power of attorney in writing or by operation of termination of the legal/professional services agreement between the firm and Wells Fargo Bank N.A. Upon the date of execution, this limited power of attorney supersedes and revokes all prior limited powers of attorney made, constituted and appointed by Wells Fargo Bank N.A. to any former or current person employed or otherwise affiliated with the firms of Northwest Trustee, Inc., RCO Legal- Alaska, Inc., RCO Hawaii, LLLC, Alaska Trustee, Inc., RCO Legal, P.S.

IN WITNESS WHEREOF, Mark Gugino has hereunto set his hand and seal this 28th day of April, 2015.



Wells Fargo Bank N.A.
Signed: Mark Gugino
Printed name: Mark Gugino
Title: Senior Vice President

STATE OF South Carolina)
) ss.
COUNTY OF York)

This is to certify that on the 28th day of April, 2015, before me, a notary public in and for the State of South Carolina, personally appeared Mark Gugino, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that he, being informed of the contents thereof, he executed the foregoing document as Senior Vice President of Wells Fargo Bank N.A., voluntarily for and as the act of said corporation, acting in said capacity, as aforesaid.

Given under my hand this 28th day of April, 2015.



Tara T Gregg
Notary public in and for:
My commission expires: 03-06-2019