

Document 2004 2982

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MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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Document Title:

### Limited Power of Attorney

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*VE* When Recorded Return To:  
Financial Dimensions, Inc.  
1400 Lebanon Church Road  
Pittsburgh, PA 15236

OFB# 160872

Grantor: *Empire funding*

Grantee: Ocwen Federal Bank, FSB

POA#: 1701

**IRREVOCABLE SPECIAL & LIMITED POWER OF ATTORNEY**  
**from EMPIRE FUNDING CORP.**  
**in favor of OCWEN FEDERAL BANK FSB**

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, the Second Amended and Restated Asset Purchase Agreement (the "Purchase Agreement") between Empire Funding Corp., Debtor in Possession pursuant to that certain case number 00-11478-FM, United States Bankruptcy Court for the Western District of Texas, as seller (the "Seller"), and Ocwen Federal Bank FSB, as the buyer (the "Buyer"), provides for the sale and transfer by the Seller to the Buyer of certain assets.

*\* 1665 PALM BEACH LAKES BLVD.  
W. PALM BEACH, FLA.*

NOW, THEREFORE, Empire Funding Corp, as Seller (hereinafter referred to as "Principal"), acting through its duly authorized officer Richard N. Steed, as the President of the Principal, DOES HEREBY:

1. Constitute and appoint each Officer as designated:

- |                     |                          |
|---------------------|--------------------------|
| ◆ Ronald Faris      | Executive Vice President |
| ◆ Scott Conradson   | Sr. Vice President       |
| ◆ Arthur Castner    | Vice President           |
| ◆ Scott Anderson    | Vice President           |
| ◆ Margie Rotundo    | Director                 |
| ◆ Brian Vanscoy     | Sr. Manager              |
| ◆ Teresa Bratcher   | Manager                  |
| ◆ Stephanie Stoloff | Manager                  |
| ◆ Karen Kettle      | Sr. Supervisor           |
| ◆ Vicki Pruitt      | Supervisor               |

as a true and lawful attorney for Principal (but only for the purposes set forth herein);

2. Authorize and empower Attorney, for and in the name and stead of Principal, as the Seller, to perform the following:

- (a) endorse, negotiate, deliver and deposit any check, draft, money order, or other form of payment instrument payable to Principal and tendered as payment on any Mortgage Loan or any Loan derived from a Mortgage Loan;
- (b) Endorse, execute, seal, acknowledge, deliver and file (including, without limitation, the recording or filing of such documents or instruments with the appropriate public officials or appropriate parties), the following:

(1) Any and all documents or instruments (i) to assign any Mortgage or endorse any promissory note for the Mortgage Loan to the Buyer, (ii) to maintain and protect the validity, priority and value of the lien and security interest created by any Mortgage on the related Mortgaged Property for the Mortgage Loan or any portion thereof, including without limitation the notification of any property tax authorities and any casualty or mortgage insurers with respect to such mortgaged property and the Mortgage Loan, (iii) to represent the interests of, and act on behalf of, the owner of the Mortgage Loan in connection with the default, collection, liquidation or foreclosure of any such Mortgage Loan and the related mortgaged property, the bankruptcy of the related borrower or any lawsuit or legal proceeding involving the related mortgaged property, and (iv) to appoint any successor or substitute trustee under a Mortgage that consists of a deed of trust;

(2) any and all modifications, waivers, assumptions or amendments to any Mortgage, promissory note or any other documents related to the Mortgage Loan;

(3) any and all documents, instruments or agreements for subordination or forbearance of the Mortgage Loan or the related Mortgage; and

(4) Any and all instruments of satisfaction, release of lien or cancellation, or of partial or full release or discharge, and all other comparable instruments with respect to any Mortgage or the related mortgaged property for the Mortgage Loan;

*provided, however,* that each of the foregoing are necessary or appropriate pursuant to the ordinary course of loan servicing, including the transfer of the Seller's ownership interest in the Purchased Assets; and

3. Further authorize and empower each such Attorney, for and in the name and stead of Principal, to (a) file and record, if necessary, this Limited Power of Attorney with the appropriate public officials to effect the transfer; and (b) appoint and name such substitute attorneys with all authority and powers hereunder, provided that such substitute attorneys are duly elected and qualified officers of Buyer, and such appointment is made by written instrument.

Principal covenants and grants to the Attorneys full authority and power to execute any documents and instruments and to do and perform any act that is necessary or appropriate to effect the intent and purposes of the foregoing authority and powers as set forth in the preceding paragraph. Principal further ratifies and confirms each act that the Attorneys shall lawfully do or cause to be done in accordance with the authority and powers granted hereunder. The foregoing authority and powers shall not be deemed breached by reason of any action or omission of any Attorneys.

Without actual written notice to the contrary, any person may rely on authorities and powers granted hereunder and any actions of the Attorneys taken pursuant to such authorities and powers as the valid, binding and enforceable actions of Principal, and that all conditions hereunder to the exercise of such actions by the Attorneys have been completed and are satisfied.

**This Power of Attorney is irrevocable by Principal.**

IN WITNESS WHEREOF, Principal has caused this instrument to be signed by its duly authorized officer as of December 4, 2000.

**EMPIRE FUNDING CORP.**, Debtor in Possession,  
as Seller and Principal

*Alonette Cervantes*  
Witness: *Goretti Cervantes*

*Paul M. English*  
Witness *Liesl M. English*

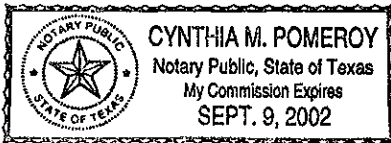
By: *Richard N. Steed*  
Name: Richard N. Steed  
Title: President

STATE OF Texas §  
COUNTY OF Travis §

On the 4th day of December, 2000, before me personally appeared the above-named Richard N. Steed, on behalf of Empire Funding Corp., Debtor in Possession, as Seller, to me known and known by me to be the President of said corporation, and acknowledged said instrument so executed to be his free act and deed in said capacity and the free act and deed of said corporation.

My commission expires:  
September 9, 2002

*Cynthia M. Pomeroy*  
Notary Public



Prepared & Requested by Daniel Degolyer  
of Ocwen Federal Bank at 1665 Palm  
Beach Lakes, W. Palm Beach, FL 33401  
When Recorded Mail to: OFB  
Optima is.com @ 1920 Main St #450,  
Irvine, CA 92614

RECORDED  
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Edward P. Romaine  
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