

APN# : 1221-00-001-008

Recording Requested By:

Western Title Company, LLC

Escrow No.: 094958-ARJ

When Recorded Mail To:

Capital One, N.A.

Attn: Loan Servicing

7933 Preston Road

Plano, TX 75024

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Lacha Hill

Lacha Hill

Escrow Assistant

Limited Power of Attorney

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK (the "Trustee")**, as Trustee for those certain trusts identified on **Schedule A** hereto (the "**Covered Trusts**"), having an office at 101 Barclay Street, NYC, NY 10286, hereby appoints **BANK OF AMERICA, N.A.**, as Master Servicer under those pooling and servicing agreements and related servicing agreements with respect to each Covered Trust, to be the Trustee's true and lawful Attorney-in-Fact (the "Attorney") to act in the name, and on behalf, of the Trustee with power to do only the following in connection with the Covered Trusts, on behalf of the Trustee:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.
3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned ("REO Property").
4. The completion of loan assumption agreements and modification agreements.
5. The full or partial satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. The partial satisfaction, discharge or release, and all other comparable instruments, with respect to the Mortgage or Deed of Trust and the property encumbered thereby.
9. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of termination, cancellation or rescission of any such foreclosure, the initiation, prosecution and completion of eviction actions or proceedings with respect to, or the termination, cancellation or rescission of any such eviction actions or proceedings, and the pursuit of title insurance, hazard insurance and claims in bankruptcy proceedings, including, without limitation, any and all of the following acts:
 - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of a deed in lieu of foreclosure;
 - f. the filing, prosecution and defense of claims, and the appearance on behalf of the Trustee, in any bankruptcy case affecting the mortgage note, Mortgage or Deed of Trust;
 - g. the preparation and service of notices to quit and all other documents necessary to initiate, prosecute and complete eviction actions or proceedings;
 - h. the tendering, filing, prosecution and defense, as applicable, of hazard insurance and title insurance claims, including but not limited to appearing on behalf of the Trustee in quiet title actions; and

i. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 9.a. through 9.h., above.

10. The execution and delivery of the following documentation with respect to the sale of REO Property, including, without limitation: listing agreements; purchase and sale agreements; grant/warranty/quit claim deeds or any other deed 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.

11. The performance of all steps necessary to realize on insurance proceeds, including but not limited to insurance proceeds relating to foreclosures, short sales, deeds in lieu of foreclosure, sale of REO Property, and the exercise of any rights of the Trustee under any insurance agreement.

12. The execution and/or filing of such documents and taking of such action as is proper and necessary to defend the Trustee in litigation and to resolve any litigation where Bank of America, N.A. has an obligation to defend the Trustee.

13. The execution of any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof.

14. The doing of all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto, and making any endorsements which may be considered necessary by the Attorney, endorsing on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee in respect of the documents, and executing such other documents as may be considered by the Attorney necessary for such purposes.

15. The delegation of the authority given to Bank of America, N.A. by the Trustee under this Limited Power of Attorney to Capital One, N.A., as Servicer for Bank of America, N.A., for purposes of servicing, administering or managing the Mortgage Loans, by executing such additional powers of attorney in favor of Capital One, N.A., as Servicer for Bank of America, N.A., for such purposes. Capital One, N.A., as Bank of America, N.A.'s attorneys-in-fact, shall have no greater authority than that held by Bank of America, N.A. under this Limited Power of Attorney.

The relationship of the Trustee and the Attorney under this Limited Power of Attorney is intended by the parties to be that of an independent contractor and not that of a joint venturer, partner, or agent.

This Limited Power of Attorney is effective until the earlier of (1) 11:59 p.m. Eastern Standard time on the date that is two (2) years from the date hereof, (2) this Limited Power of Attorney is revoked by the Trustee, (3) the Attorney ceases to be a Master Servicer under the pooling and servicing agreements and the related servicing agreement(s) for the Covered Trusts identified on Schedule A hereto; or (4) Capital One, N.A. ceases to act as a Servicer for Bank of America, N.A.

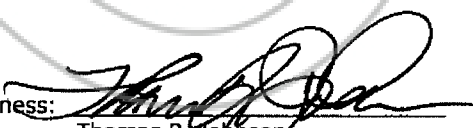
Except as set forth in paragraph 15 above, the authority granted to the Attorney by this Limited Power of Attorney is not transferable to any other party or entity.

This Limited Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by the Attorney, or by the Attorney's attorneys-in-fact pursuant to any additional powers of attorney granted by the Attorney in accordance with paragraph 15 above, which the Attorney or its attorneys-in-fact could properly have taken pursuant to this Limited Power of Attorney, be, and hereby are, ratified and affirmed.

Date: June 3rd, 2016.

The Bank of New York Mellon (f/k/a The Bank of New York),
as Trustee for the Covered Trusts

Witness: 
Thomas R. Johnson

By: 
Gerard F. Facendola, Managing Director

Witness: 
Marya Rozenberg

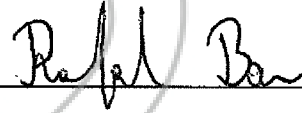
By: 
Gavin Tsang, Vice President

ACKNOWLEDGEMENT

STATE OF NEW YORK §
COUNTY OF NEW YORK §

On the 3rd day of June in the year 2016 before me, the undersigned, a Notary Public in and for said State, personally appeared Gerard F. Facendola and Gavin Tsang, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

Subscribed and sworn before me this 3rd day of Month, 2016



NOTARY PUBLIC
My Commission expires:

RAFAL BAR
NOTARY PUBLIC, State of New York
No. 01BA6293822
Qualified in Kings County
Commission Expires Dec. 16, 2017

SCHEDULE A

No.	<u>Covered Trusts</u>
1.	THE BANK OF NEW YORK MELLON AS TRUSTEE SERIES CWMBS 2005-J4
2.	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2005-J4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J4
3.	THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J11

