

## **Steven R. Horne**

Steve is the founder and President of Wingspan Portfolio Advisors, a performance catalyst focusing on innovative solutions for highly delinquent loans. Working with investors, stakeholders, and servicers, Wingspan creates opportunities for extraordinary portfolio returns from exceptional assets.

Over the past 20 years, Steve has built non-performing loan operations for two of the industry's largest investors in nonperforming loans. In that time, operations he built have successfully serviced and resolved more than 14 million loans totaling well over \$50 billion in balance. While always focused principally on first and second lien residential mortgages, loan types serviced included secured consumer loans, credit cards, and commercial mortgages. Collateral types included residential dwellings, all manner of vehicles, and commercial property.

Previously, Steve was Director of Servicing Risk Strategy with Fannie Mae where he restructured the National Servicing Organization and redesigned servicer performance reporting and legal services management.

Prior to Fannie, he spent nine years as a partner with Sherman Financial Group and Executive Vice President of Sherman's servicing affiliate Resurgent Capital Services. During his 9 years at Sherman he built three of Sherman's most successful business lines:

- HLTV Second Mortgages - purchasing and resolving portfolios of delinquent second mortgages,
- Unsecured Bankruptcy - purchasing and servicing portfolios of credit cards in Chapter 13, and
- Mexican Consumer Lending - the origination and servicing of unsecured peso-denominated loans to Mexican consumers.

Prior to Sherman, Steve founded and was President of MSV, was Director of Default Servicing for Ocwen Financial, RTC supervising attorney for numerous asset management contractors, and an attorney with the Washington, DC law firm of Frank, Bernstein, Conaway & Goldman.

He has a JD from George Washington University and bachelor degrees from Emory University. He is admitted to the bar in Virginia, Maryland, and the District of Columbia.