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Shelby Cnty Judge of Probate, AL
04/09/2012 12:54:55 PM FILED/CERT

***** LIMITED POWER OF ATTORNEY*****

January 6, 2012

Grantor: The Bank of New York Mellon Trust Company

Grantee: Residential Funding Company LLC

Prepared by:

GMAC MORTGAGE LLC

Record Services

3451 HAMMOND AVE

WATERLOO IA 50702

Contact: Michelle Treloar

319-236-7402

RECORD AND RETURN TO:

Preparer listed above



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After Recording return to:

Melissa Windler
GMAC ResCap
Mail Code 01-04-04
8400 Normandale Lake Blvd
Minneapolis, MN 55437

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **The Bank of New York Mellon Trust Company, N.A. formerly known as The Bank of New York Trust Company, N.A.**, as successor in interest to **JP Morgan Chase Bank, National Association** having its branch office at 525 William Penn Place, Pittsburgh, Pa 15259, and its main office at 700 South Flowers, 2nd Floor, Los Angeles, CA 90017-4104 (the "Bank"), hereby appoint **Residential Funding Company, LLC** to be the Bank's true and lawful Attorney-in-Fact (the "Attorney") to act in the name, and on behalf, of the Bank with power to do only the following in connection with the applicable Pooling and Servicing agreement and Indenture Agreements listed on Schedule A hereto on behalf of the Bank:

1. The modification or re-recording of a Mortgage, where said modification or re-recordings is for the purpose of correcting the Mortgage 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 as insured.
2. The subordination of the lien of a Mortgage 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 of real estate owned.
4. The completion of loan assumption agreements and modification agreements.
5. The full or partial satisfaction/release of a Mortgage 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 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 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. With respect to a Mortgage, 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, including, without limitation, any and all of the following acts:

- a. the substitution of trustee(s) serving under a Mortgage, in accordance with state law and the Mortgage;
 - 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; and
 - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e., above; and
9. To execute any other documents referred to in the above-mentioned documents or that are ancillary or related thereto or contemplated by the provisions thereof; and to do 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, to endorse which may be considered necessary by the Attorney, to endorse 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.
10. The qualified subordination of the lien of a Mortgage or Deed of Trust to a lien of a creditor that is created in connection with the refinancing of a debt secured by a lien that was originally superior to the lien of the Mortgage or Deed of Trust.

The relationship of the Bank and the Attorney under this 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.

Capitalized terms not otherwise defined herein shall have the meanings set forth in the applicable pooling and servicing agreement listed on Schedule A hereto.

This Power of Attorney is effective for one (1) year from the date hereof or the earlier of (i) revocation by the Bank, (ii) the Attorney shall no longer be retained on behalf of the Bank or an affiliate of the Bank; or (iii) the expiration of one year from the date of execution.

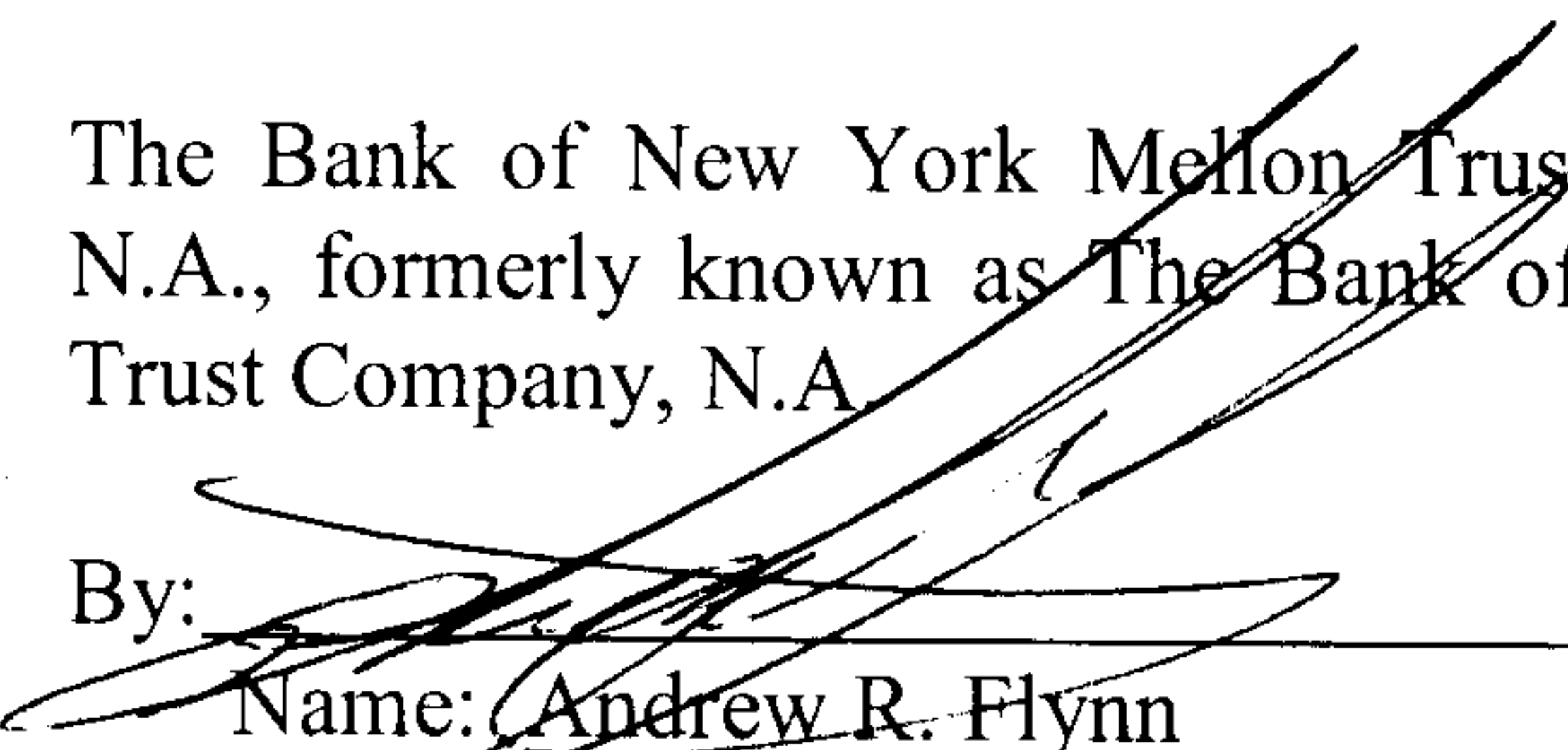
The authority granted to the attorney-in-fact by the Power of Attorney is not transferable to any other party or entity.

This 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 said Attorney, which the Attorney could properly have taken pursuant to this Power of Attorney, be, and hereby are, ratified and affirmed.

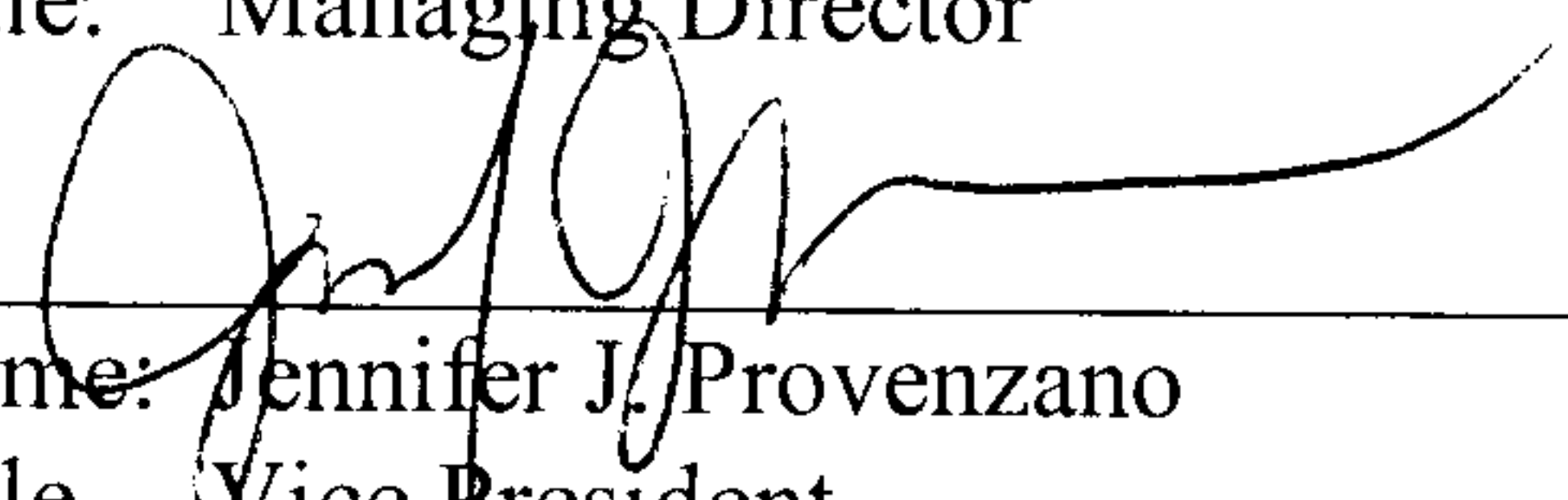
IN WITNESS WHEREOF, The Bank of New York Mellon Trust Company, N.A., formerly known as The Bank of New York Trust Company, N.A. as Trustee, pursuant to the applicable pooling and servicing agreement listed on Schedule A hereto, and these present to be signed and acknowledged in its name and behalf by Andrew R. Flynn its duly elected and authorized Managing Director and Jennifer J. Provenzano its duly elected and authorized Vice President this 6th day of January, 2012.

The Bank of New York Mellon Trust Company,
N.A., formerly known as The Bank of New York
Trust Company, N.A.

By: 

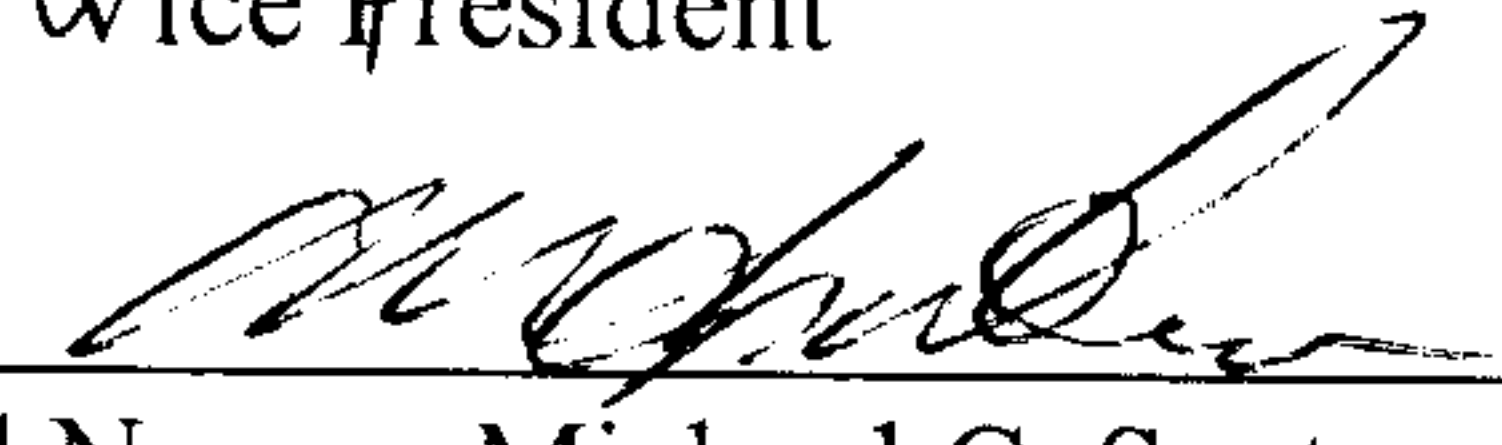
Name: Andrew R. Flynn

Title: Managing Director

By: 

Name: Jennifer J. Provenzano

Title: Vice President

Witness: 

Printed Name: Michael C. Spataro

Witness: 

Printed Name: Mageshwaran Ramasamy

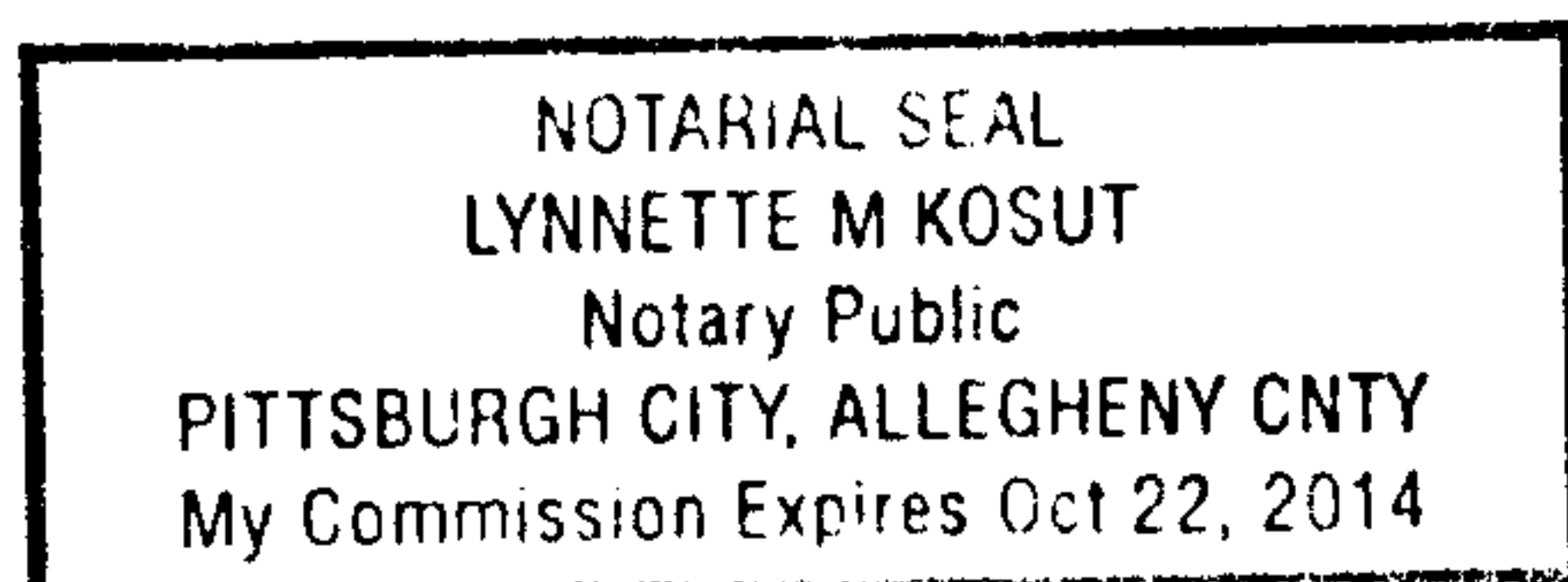
STATE OF Pennsylvania
COUNTY OF Allegheny

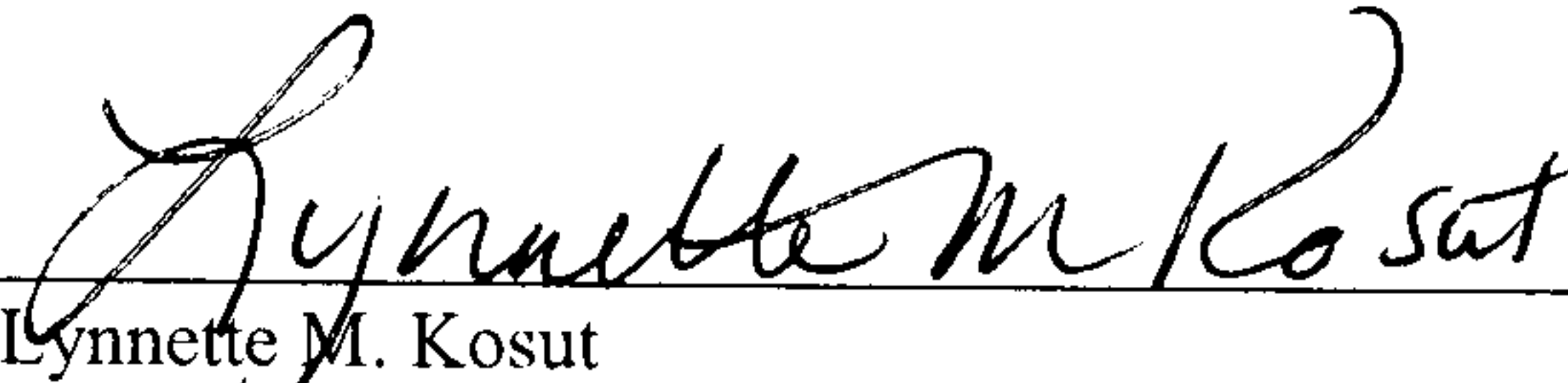
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On the 6th day of January, 2012 before me, the undersigned, personally appeared Andrew R. Flynn, Jennifer J. Provenzano personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed 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, and that such individual(s) made such appearance before the undersigned in the County of Allegheny, State of Pennsylvania.

In witness whereof, I have hereunto signed my name and affixed my notarial seal the day and year last written.




Lynnette M. Kosut
NOTARY PUBLIC
My Commission expires: 10/22/2014


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Schedule A

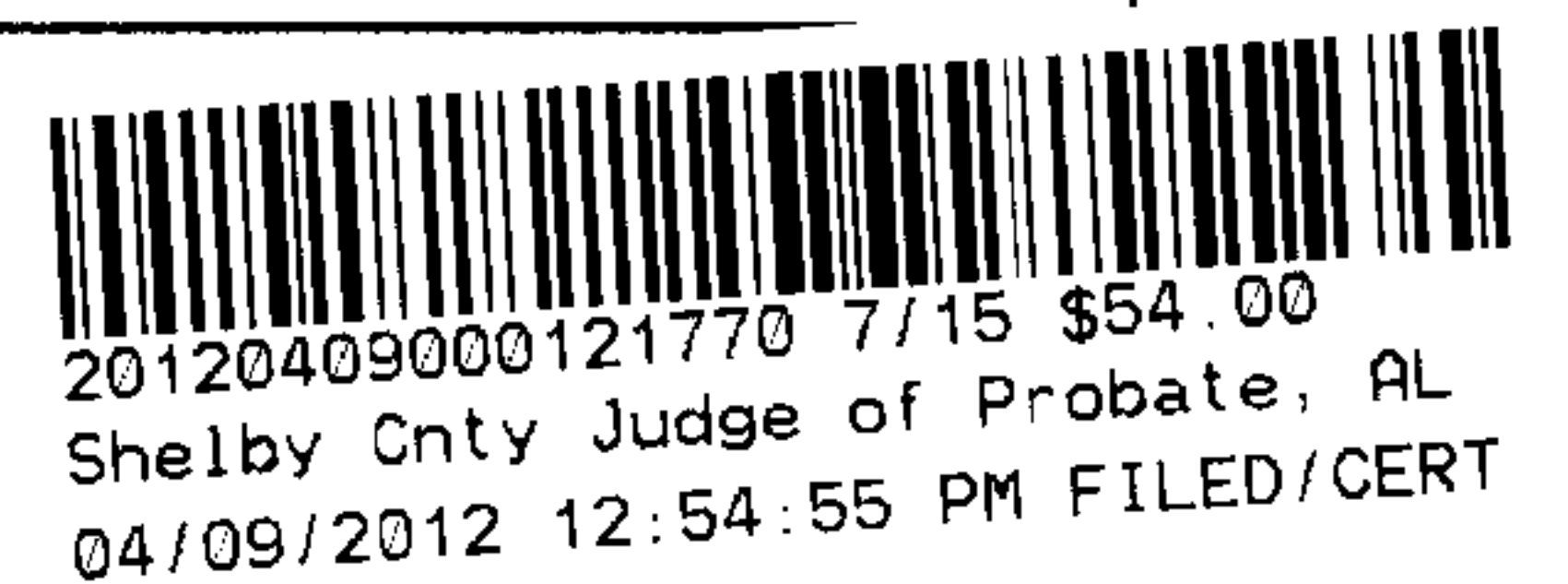
**Pooling and Servicing Agreements and Indentures re: Power of Attorney dated as of
January 6, 2012 issued by The Bank of New York Mellon Trust Company, N.A. in favor of
Residential Funding Company, LLC.**

Schedule A

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Schedule A

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Schedule A

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Schedule A

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