

RETURN ADDRESS

FINANCIAL DIMENSIONS, INC.

1400 Lebanon Church Road
Pittsburgh Pennsylvania 15236
1074823-2

Document Title(s)

LIMITED POWER OF ATTORNEY

Reference Numbers(s) of related documents

2004154414

Additional Reference #s on page

Grantor(s) (Last, First and Middle Initial)

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
F/K/A THE BANK OF NEW YORK TRUST COMPANY, N.A.,
AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK NATIONAL
ASSOCIATION

Additional grantors on page

Grantee(s) (Last, First and Middle Initial)

OCWEN LOAN SERVICING, LLC

Additional grantees on page

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range,
quarter/quarter)

Additional legal ls on page

Assessor's Property Tax Parcel/Account Number

Additional parcel #s on page
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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LIMITED POWER OF ATTORNEY

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. With respect to a Mortgage or Deed of Trust, the foreclosure, the acceptance of a short sale agreement, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or recession 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 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; 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, Deed of Trust 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.

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 venture, partner, or agent.

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. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee pursuant to that Pooling and Servicing Agreement among Merrill Lynch Mortgage Investors, Inc., (the "Depositor"), Litton Loan Servicing LP (the "Servicer"), and the Trustee, dated as of December 1, 2004, and these present to be signed and acknowledged in its name and behalf by Jocelyn M. Lynch and Jennifer J. Provenzano its duly elected and authorized Managing Director and Vice President this 7th day of November, 2011.

**The Bank of New York Mellon Trust Company, N.A.
f/k/a The Bank of New York Trust Company, N.A., as
successor-in-interest to JPMorgan Chase Bank,
National Association, as Trustee – SURF 2004-BC4**

By: 
Name: Jocelyn M. Lynch
Title: Managing Director

By: 
Name: Jennifer J. Provenzano
Title: Vice President

Witness: 
Name: Blair C. Osgood

Witness: 
Name: Brandon D. Coney

Unofficial Copy

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me the above-named Jocelyn M. Lynch and Jennifer J. Provenzano, known or proved to me to be the same persons who executed the foregoing instrument and to be the Managing Director and Vice President respectively of The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee – SURF 2004-BC4, and acknowledged that they executed the same as their free act and deed and the free act and deed of the Trustee.

Subscribed and sworn before me this 7th day of November, 2011.

NOTARIAL SEAL
LYNNETTE M KOSUT
Notary Public
PITTSBURGH CITY, ALLEGHENY CNTY
My Commission Expires Oct 22, 2014

Notary Public Lynnette M Kosut
Lynnette M. Kosut
My Commission expires: 10-22-2014



STATE OF FLORIDA • PALM BEACH COUNTY
I hereby certify that the foregoing is a true copy of the record in my office.
THIS 29th DAY OF November, 20 11
SHARON R. BOCK
CLERK & COMPTROLLER
By [Signature]
DEPUTY CLERK