

Recorded: 3/30/2012 at 2:56:28.0 PM
Fee Amount: \$22.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2012 PG: 1041

Power of Attorney
Recorder's Cover Sheet

Preparer Information: Franklin Credit
Diane Marin
101 Hudson Street, 25th Floor
Jersey City, NJ 07302
(201) 604-1800 x:4722

Return Document To: Title Services Corporation
Attn: REO Department
603 Commercial St.
Waterloo, IA 50701
319-236-9002

Grantor: The Huntington National Bank, as certificate trustee of Franklin Mortgage
Asset Trust 2009-A

Grantee: Franklin Credit Management Corporation

TSC 113715

FORM OF POWER OF ATTORNEY

When Recorded Mail To:

Recorders Use

Space above this line for

LIMITED POWER OF ATTORNEY

THE HUNTINGTON NATIONAL BANK, as certificate trustee ("Trustee"), of FRANKLIN MORTGAGE ASSET TRUST 2009-A, a Delaware statutory trust (hereinafter called "Owner") hereby appoints Franklin Credit Management Corporation (hereinafter called "Servicer"), as its true and lawful attorney-in-fact to act in the name, place and stead of Trustee for the limited purposes set forth below. This limited power of attorney is given in connection with a certain Servicing Agreement by and between Owner and Servicer dated March 31, 2009, to which reference is made and solely with respect to the assets serviced pursuant to such agreement.

The said attorney-in-fact, and said person designated by the Servicer, as the attorney-in-fact, is hereby authorized, and empowered, as follows:

1. To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings on behalf of Trustee in connection with insurance, foreclosure, bankruptcy and eviction actions.
2. The full 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.

Witness:

THE HUNTINGTON NATIONAL BANK, AS
CERTIFICATE TRUSTEE OF FRANKLIN
MORTGAGE ASSET TRUST 2009-A

Witness:

THE HUNTINGTON NATIONAL BANK, AS
CERTIFICATE TRUSTEE OF FRANKLIN
MORTGAGE ASSET TRUST 2009-A

Mr. Bahlmann

Name: Mark Bahlmann
Title: VP

By:

Al O. Smith

Name:
Title:

[Acknowledgement Follows]

STATE OF OHIO)
)
COUNTY OF FRANKLIN) ss.:

Before me, Sandra K. Bader, a Notary Public in and for the jurisdiction aforesaid, on this 16th day of March, 2010, personally appeared Alan D. Seitz, who is personally known to me (or sufficiently proven) to be a Senior Vice President of The Huntington National Bank, the Certificate Trustee of FRANKLIN MORTGAGE ASSET TRUST 2009-A and the person who executed the foregoing instrument by virtue of the authority vested in [her/him] and [she/he] did acknowledge the signing of the foregoing instrument to be [her/his free] and voluntary act and deed as such officer for the uses, purposes and consideration therein set forth.

Witness my hand and official seal this 16th day of March, 2010.

Sandra Kay Bader
Notary Public

[SEAL]

My commission expires:

10-28-14



SANDRA KAY BADER
Notary Public, State of Ohio
My Commission Expires 10/28/14
Recorded in Fairfield County