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**POWER OF ATTORNEY
FOR
LOUISE VALENTY**

Appointment of Attorney

I, LOUISE VALENTY (also known as LOUISE C. VALENTY) of 45 Cape Road, Mendon, Massachusetts, hereby appoint JENNIFER LYNN VALENTY, of 53 Maple Avenue, Upton, Massachusetts, to be my lawful attorney-in-fact with full power to perform the following act(s) for me and in my name:

Provisions, Powers, Authority, and Duties

To represent me in the refinance of real estate located at 45 Cape Road, Mendon, Massachusetts, located at the Worcester Registry of Deeds at Book 3358, Page 559; and to perform each and every act necessary to effect the refinance of the above stated property, to include signing on my behalf a mortgage on said property to be recorded at the Worcester Registry of Deeds.

I further grant to my attorney-in-fact full power of substitution, and I hereby ratify any act which my attorney-in-fact or any substitute or agent appointed by my attorney-in-fact does under this power of attorney.

I agree that if my attorney-in-fact acts under this power after it has been terminated by my death or by revocation but before my attorney-in-fact has actual knowledge of its termination, my attorney-in-fact will not be liable to me or to my estate for any resulting loss or damage; and if attorney-in-fact suffers any loss or damage as a result of acting after such termination, I or my estate will indemnify my attorney-in-fact. If without actual knowledge of such termination my attorney-in-fact enters into any transaction on my behalf which would have been binding on me, had this power still been

in force, I agree that I or my estate will ratify or perform the transaction in the same manner as if this power had not been terminated.

Revocation of This Power of Attorney

I may revoke this Power of Attorney at any time, by giving notice to my attorney-in-fact and to any party whom I may reasonably foresee will rely upon this document.

Governing Law

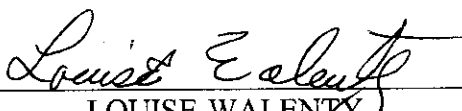
This Power of Attorney shall be construed according to the laws of the Commonwealth of Massachusetts. My attorney-in-fact's authority pursuant to this Power of Attorney shall be exercisable within and without the Commonwealth of Massachusetts.

This Power of Attorney will not be affected by my subsequent disability or incapacity.

Testimonial

IN WITNESS WHEREOF:

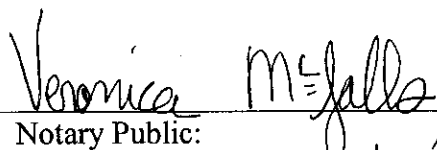
I have hereunto set my hand and seal, this December 5, 2007.

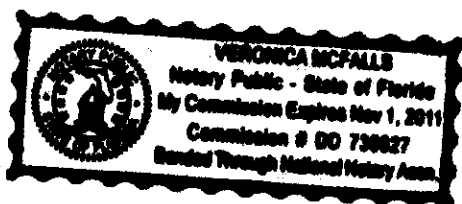

 LOUISE WALENTY
 45 Cape Road, Mendon, Massachusetts

STATE OF FLORIDA

County of Brevard

On this 5 day of December, 2007, then personally appeared before me the above named LOUISE WALENTY, to me known to be the person described in and who executed the foregoing instrument / proved to me through satisfactory evidence of identification which was Massachusetts Driver License to be the person whose name is signed above in this document, and acknowledged the foregoing instrument to be her free act and deed.


 Notary Public:
 My Commission expires: Nov 1 2011



ATTEST: WORC. Anthony J. Vigliotti, Register