

Prepared by and Return To:
0933400MS
NATIONWIDE TRUSTEE SERVICES, INC.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181 ext

INDEXING INSTRUCTIONS: Lot 114, Estates of Davis Grove Subdivision, Section A, in Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi

SUBSTITUTION OF TRUSTEE

WHEREAS, on January 27, 2006, Joyce Smith, executed a Deed of Trust to Kathryn L. Harris, Trustee for the use and benefit of Mortgage Electronic Registration System, Inc., as nominee for Community Mortgage Corporation, its successors and assigns which Deed of Trust is on file and of record in the office of the Chancery Clerk of De Soto County, Mississippi, in Deed of Trust Record Book 2402, Page 536 thereof; describing the following property:

Lot 114, Estates of Davis Grove Subdivision, Section A, in Section 23, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 89, Pages 17-20, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded simultaneously herewith in the Chancery Clerk's Office of DeSoto County, Mississippi.

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust; and

WHEREAS, under the terms of said Deed of Trust the beneficiary or any assignee is authorized to appoint a Trustee in the place and stead of the original Trustee or any successor Trustee in said Deed of Trust; and

Should the undersigned become the last and highest bidder at the foreclosure sale, the Substitute Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to the **HSBC BANK, USA NATIONAL ASSOCIATION, AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN TRUST 2006-1F**, its successors and assigns. The statement in the Substitute Trustee's Deed that the undersigned has requested the transfer of its bid to Grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

NOW THEREFORE, the undersigned does hereby appoint and substitute **NATIONWIDE TRUSTEE SERVICES, INC.**, as Trustee in said Deed of Trust, the said **NATIONWIDE TRUSTEE SERVICES, INC.**, to have all the rights, powers and privileges of the Trustee named in said Deed of Trust.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed on this the 14 day of October, 2009.

HSBC BANK, USA NATIONAL ASSOCIATION,
AS TRUSTEE FOR SUNTRUST ALTERNATIVE LOAN
TRUST 2006-1F

By: *Denise Bailey*
Denise Bailey
Its Assistant Secretary

STATE OF Texas
COUNTY OF Harris

Litton Loan Servicing, LP
Attorney in Fact

On this 14 day of October, 2009 before me,
Karen Quiller, Notary Public personally appeared
Denise Bailey

who is Assistant Secretary, respectively of HSBC
Bank, USA National Association, as Trustee for SunTrust Alternative Loan Trust 2006-1F and
who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he/she executed the same in
his/her/their authorized capacity and that by his/her signature on the instrument the person or the
entity upon behalf of which the person acted, executed the instrument.

GIVEN UNDER my hand and official seal, this the 14 day of
October, 2009.

Karen Quiller
NOTARY PUBLIC

My Commission Expires:
7-26-2010



*Denise Bailey, Assistant Secretary, of Litton Loan Servicing, LP, as Attorney in Fact for HSBC Bank, USA National Association, as Trustee for SunTrust Alternative Loan Trust 2006-1F

EXHIBIT**A**200908070456 4 PGS
08/07/2009 2:26pm \$65.00
SNOHOMISH COUNTY, WASHINGTON**RECORDING REQUESTED BY**
& AFTER RECORDING RETURN TO:**LITTON LOAN SERVICING LP****4828 Loop Central Drive****Houston, Texas 77081****Attn: Alison S. Walas****Prepared By: *LVump*****FIDELITY NATIONAL TITLE****LIMITED POWER OF ATTORNEY***2-09070414 4/14*

KNOW ALL MEN BY THESE PRESENTS, that HSBC Bank USA, National Association, having its principal place of business at 452 Fifth Avenue, New York, New York 10018, as Trustee (the "Trustee") pursuant to that Pooling and Servicing Agreement among Bear Stearns Asset Backed Securities, LLC, (the "Depositor"), SunTrust Mortgage, Inc. (the "Sponsor, Seller and Servicer"), Wells Fargo Bank, N.A. (the "Master Servicer and Securities Administrator") and the Trustee, dated as of May 1, 2006 (the "Pooling and Servicing Agreement") and pursuant to the Special Servicing Agreement among SunTrust Mortgage, Inc., as Sponsor, Seller, and Servicer (the "Servicer"), Credit-Based Asset Servicing and Securitization LLC ("C-BASS), as Holder of certain Subordinate Certificates (the "Subordinate Certificateholder") and Litton Loan Servicing LP, an affiliate of the Subordinate Certificateholder, as special servicer (the "Special Servicer") dated as of January 2, 2007, hereby constitutes and appoints the Special Servicer, by and through the Special Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Special Servicer pursuant to the Pooling and Servicing Agreement for the purpose of performing all acts and executing all documents in the name of the Trustee as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust," respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Special Servicer is acting as special servicer, all subject to the terms of the Pooling and Servicing Agreement.

This appointment shall apply to the following enumerated transactions only:

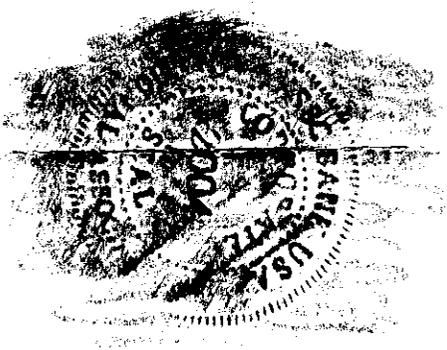
1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recordings is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust 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 to real estate owned.
4. The completion of loan assumption agreements.
5. 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.
6. The assignment of any Mortgage or Deed of Trust 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 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 taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or 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.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority hereof.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, HSBC Bank USA, National Association as Trustee pursuant to that Pooling and Servicing Agreement among the Depositor, the Sponsor, Seller and Servicer, the Master Servicer and Securities Administrator, and the Trustee, dated as of May 1, 2006 (SunTrust Alternative Loan Trust 2006-1F, Mortgage Pass-Through Certificates, Series 2006-1F) and pursuant to that Special Servicing Agreement among the Servicer, the C-BASS and Subordinate Certificateholder, and the Special Servicer dated as of January 2, 2007, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Susie Moy its duly elected and authorized Vice President this 9th day of April, 2009.



HSBC Bank USA, National Association, as Trustee
for the SunTrust Alternative Loan Trust 2006-1F

By: _____
Name: Susie Moy
Title: Vice President

Witness: _____
Name: Nancy Luong
Title: Corporate Trust Specialist

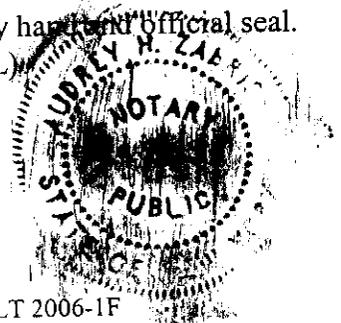
Witness: _____
Name: Doris Wong
Title: Assistant Vice President

STATE OF New York

COUNTY OF New York

On April 9th, 2009, before me, the undersigned, a Notary Public in and for said state, personally appeared Susie Moy, Vice President of HSBC Bank, National Association as Trustee for SunTrust Alternative Loan Trust 2006-1F, Mortgage Pass-Through Certificates, Series 2006-1F, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.
(SEAL)



Audrey H. Zarbiekie
Notary Public

My Commission Expires _____

AUDREY H. ZARBIEKIE
Notary Public, State of New York
Commissioned in New York County
My Commission Expires 01/16/2011