

Prepared by and Return To:
1017923MS
NATIONWIDE TRUSTEE SERVICES, INC.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

INDEXING INSTRUCTIONS: Lot 124, First Revision, Phase 3, Alexander Crossing, located in section 27, township 1 south, range 6 west, Desoto County, Mississippi

SUBSTITUTION OF TRUSTEE

WHEREAS, on November 8, 2005, Sheri Cameron, executed a Deed of Trust to Gregory S. Graham, Trustee for the use and benefit of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for PointBank, 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 2352, Page 100 thereof; describing the following property:

Lot 124, First Revision, Phase 3, Alexander Crossing, located in section 27, township 1 south, range 6 west, Desoto County, Mississippi, as recorded in plat book 91, pages 41-42 in the office of the chancery clerk 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 **CITIBANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., BEAR STEARNS ALT-A TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-4**, 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 4th day of AUGUST, 2010.

CITIBANK, N.A. AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II, INC., BEAR STEARNS
ALT-A TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-4

POWER OF ATTORNEY
ATTACHED AS EXHIBIT A

By: Dana Heisel
Dana Heisel Vice President
EMC Mortgage Corporation Its: ATTORNEY IN FACT

STATE OF Ohio

COUNTY OF Franklin

On this 4th day of AUGUST, 2010 before me,
Nicole A. Daggs, Notary Public personally appeared

Dana Heisel
who is Vice President, respectively of

EMC Mortgage Corporation, Attorney in Fact for Citibank, N.A. as Trustee for the Certificateholders of Structured Asset Mortgage Investments II, Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates Series 2006-4, a corporation signed the foregoing conveyance with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as attorney in fact on this day.

Given under my hand this 4th day of August, 2010.

Nicole Daggs
NOTARY PUBLIC

My Commission Expires:



NICOLE A. DAGGS
Notary Public
In and For the State of Ohio
My Commission Expires 12/10/13
Vol. 265

When recorded return to:
 EMC Mortgage Corporation
 Attn: Collateral Management
 2780 Lake Vista Drive
 Lewisville, TX 75067-3884
 214/626-2800

Ex

Exhibit A

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LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, Citibank, N.A., a national banking association and having an office for the conduct of business in New York, New York, solely in its capacity as Trustee (in such capacity the "Trustee") under the Pooling and Servicing Agreement dated as of June 1, 2006 entered into between Structured Asset Mortgage Investments II Inc., as Depositor (in such capacity the "Depositor"), EMC Mortgage Corporation, as Sponsor and Company (in such capacity, the "Sponsor" and "Company"), Wells Fargo Bank, National Association as Master Servicer and Securities Administrator and Citibank N.A., as Trustee (the "Pooling and Servicing Agreement") pursuant to which Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2006-4 are issued and not in its individual corporate capacity, hereby constitutes and appoints EMC Mortgage Corporation, as its true and lawful attorney-in-fact, in its name, place and stead and for its use and benefit, to execute and acknowledge in writing or by facsimile stamp or otherwise all documents customarily and reasonably necessary and appropriate for the tasks described in items (i) through (vii) below relating to certain mortgage loans (the "Loans") owned by the undersigned, as Trustee, as serviced by EMC Mortgage Corporation, as the Servicer under the Pooling and Servicing Agreement. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt, Co-ops and other forms of Security Instruments (collectively the "Security Instruments") and the notes secured thereby (the "Notes").

- i. The Substitution of Trustee(s) in Deeds of Trust and/or Deeds to Secure Debt in the name of the undersigned, as Trustee,
- ii. The Extension and/or Renewal of Financing Statements in the name of the undersigned, as Trustee,
- iii. The Satisfaction, Assignment and/or Release of Security Instruments and/or Financing Statements in the name of the undersigned, as Trustee, or the Issuance of Deeds of Reconveyance upon payment in full and/or discharge of the Notes secured thereby,
- iv. The Modification and/or Partial Release of Security Instruments, including the subordination of a Security Instrument to an easement in favor of an entity with powers of eminent domain.
- v. The Assumption of Security Instruments and the Notes secured thereby,
- vi. The right to collect, accelerate, initiate suit on and/or foreclose all Loans, and
- vii. The right to manage, sell, convey or transfer the real and/or personal property specified in the Security Instruments.
- viii. The endorsement of loss payable drafts or other checks that are necessary to effectuate proper servicing of the loan or repairs to the real property encumbered by the Security Instrument.

The undersigned gives to said attorney-in-fact full power and authority to execute such instruments as if the undersigned were personally present, hereby ratifying and confirming all that said attorney-in-fact shall lawfully do or cause to be done by authority hereof. The undersigned also gives to said attorney-in-fact full power and authority to appoint by subsequent power of attorney a subservicer (a "Subservicer") to act in its stead so long as the Trustee is given prior notice of such appointment. Third parties without actual notice may rely upon the power granted to said attorney-in-fact under this Limited Power of Attorney and may assume that, upon the exercise of such power, all conditions

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precedent to such exercise of power have been satisfied and this Power of Attorney has not been revoked unless an Instrument of Revocation has been recorded.

This limited power of attorney has been executed and is effective as of this 10th day of December, 2009 and the same and any subsequent limited power of attorney given to any Subservicer shall terminate on the date that is the earlier of (i) one year from the date hereof and (ii) the occurrence of any of the following events or until revoked in writing by the undersigned provided, that so long as none of the following events below have occurred or continuing, the Trustee shall execute and deliver a replacement power of attorney:

- i. the supervision or termination of EMC Mortgage Corporation as the Servicer with respect to the Loans serviced under the Pooling and Servicing Agreement,
- ii. the transfer of servicing from EMC Mortgage Corporation to another Servicer with respect to the Loans serviced under the Pooling and Servicing Agreement,
- iii. the appointment of a receiver or conservator with respect to the business of the attorney-in-fact or EMC Mortgage Corporation, or
- iv. the filing of a voluntary or involuntary petition of bankruptcy by the attorney-in-fact, EMC Mortgage Corporation, or any of their creditors.

Notwithstanding the foregoing, the power and the authority given to said attorney-in-fact or any Subservicer under this Limited Power of Attorney shall be revoked with respect to a particular Pooling and Servicing Agreement and the Loans subject thereto upon the occurrence of:

- i. the suspension or termination of EMC Mortgage Corporation as the Servicer under such Pooling and Servicing Agreement; or
- ii. the transfer of servicing under such Pooling and Servicing Agreement from EMC Mortgage Corporation to another Servicer.

Nothing contained herein shall be deemed to amend or modify the related Pooling and Servicing Agreement or the respective rights, duties or obligations of the Trustee or EMC Mortgage Corporation thereunder, and nothing herein shall constitute a waiver of any rights or remedies thereunder. If this limited power of attorney is revoked or terminated for any reason whatsoever, a limited power of attorney given by the Servicer to any Subservicer shall be deemed to be revoked or terminated at the same time.

This Limited Power of Attorney supersedes all prior powers of attorney given by the undersigned to EMC Mortgage Corporation for the Loans, and all such powers and the authority granted thereunder are hereby revoked effective as of the date of recording of this Limited Power of Attorney.

EMC Mortgage Corporation
As Servicer

Citibank, N.A.,
as Trustee for Certificateholders of Structured
Asset Mortgage Investments II Inc., Bear
Stearns ALT-A Trust, Mortgage Pass-Through
Certificates, Series 2006-4

Eileen Deaton

Name: Eileen Deaton
Title: Assistant Secretary

[Signature]

Name: John Hannon
Title: Vice President

Witness:

[Signature]
BLEN FEKADU

Witness:

[Signature]
ELLA HEDRICK

STATE OF NEW YORK)
COUNTY OF NEW YORK)

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Witness:

[Signature]

Witness:

[Signature]

On this the 10th day of December in the year 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared John Hannon, 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 acknowledge 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.

Zenaia Santiago
Notary Public

ZENAIA SANTIAGO
NOTARY PUBLIC-STATE OF NEW YORK
No. 015A6152564
Qualified in Kings County

STATE OF TEXAS)
COUNTY OF DENTON)

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My Commission Expires September 18, 2010

On 12-10, 2009 before me, a Notary Public in and for said State, personally appeared Eileen Deaton, known to me to be a Asst. Sec. of EMC Mortgage Corporation that executed the within instrument, and also known to me to be the person who executed said instrument on behalf of such corporation and acknowledged to me that such corporation executed the within instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Raysha Hill
Notary Public



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