

8/17/11 10:13:00
DK T BK 3,332 PG 78
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

FILE NO.: SPS-11-04849

PREPARED BY:
RECORD AND RETURN TO:
RUBIN LUBLIN SUAREZ SERRANO, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
(877) 813-0992

Grantor:
Wells Fargo Bank, National Association, As Trustee For The Holders Of The First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through
Certificates, Series 2006-FF15
P.O. Box 65250
Salt Lake City, UT 84165
801-594-6142

Grantee:
Rubin Lublin Suarez Serrano LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
(877) 813-0992

INDEXING INSTRUCTIONS LOT 9,
GERMANWOOD STATION SUBDIVISION,
SECTION 21, TOWNSHIP 1 RANGE 6 WEST, AS
SHOWN ON RECORD IN PLAT BOOK 74, PAGE
44, IN THE CHANCERY CLERK'S OFFICE OF
DESOTO COUNTY, MISSISSIPPI

APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on August 4, 2006, RONALD COLEMAN, MINNIE COLEMAN, executed a Deed of Trust to Lenders Title and Escrow, Trustee, recorded in Deed Book 2552, Page 260, Office of the Chancery Clerk of DeSoto County Mississippi, (the "Deed of Trust"), to secure the payment of certain debts and obligations as described in the Deed of Trust;

WHEREAS, Wells Fargo Bank, National Association, As Trustee For The Holders Of The First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15 (the "Holder"), is the owner and holder of the indebtedness secured by the Deed of Trust, and it appears that action is now required under the Deed of Trust as a result of default having occurred in the underlying indebtedness; and

WHEREAS, pursuant to the Deed of Trust, Holder has elected to remove Lenders Title and Escrow and all subsequently appointed trustees, as Trustee and to appoint Rubin Lublin Suarez Serrano LLC, as the Substitute Trustee, effective June 24, 2011; 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 and to convey title to said foreclosed property to the Secretary of Veterans Affairs, an Officer of the United States of America, or the Secretary of Housing and Urban Development, an Officer of the United States of America, or Federal Home Loan Mortgage Corporation, or Federal National Mortgage Association, or whomever the Holder shall authorize (the "Assignee"). The statement in the Substitute Trustee Deed that the Holder has requested transfer of its bid to grantee(s) in the substitute Trustee Deed shall be binding on the Holder and conclusive evidence in favor of the Assignee or other parties thereto, and the Substitute Trustee is duly authorized and empowered to execute same.

NOW, THEREFORE, Holder, pursuant to and in compliance with the Deed of Trust, does hereby name and appoint Rubin Lublin Suarez Serrano LLC as Substitute Trustee under the Deed of Trust, and declares that they shall have the same powers and authority as the Trustee (as such term is defined in the Deed of Trust). This instrument shall constitute a Deed of Appointment. All other Substitutions of Trustee in connection with said property are hereby REVOKED.

WITNESS, the execution hereof by Holder through its duly authorized officer, this 4th day of August 2011

Select Portfolio Servicing, Inc. as Attorney-in-Fact
for Wells Fargo Bank, National Association, As Trustee For The Holders Of The First
Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series
2006-FF15

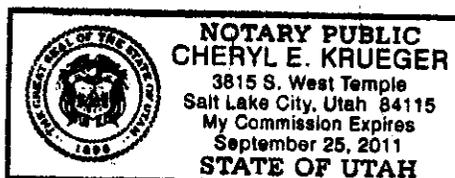
BY: [Signature] 8-4-11
Title: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

Before me, Cheryl E. Krueger of the state and county aforesaid, personally appeared Kathy Kerr of Select Portfolio Servicing, Inc., with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the DOC. CONTROL OFFICER of Select Portfolio Servicing, Inc., acting as attorney-in-fact for and on behalf of Wells Fargo Bank, National Association, As Trustee For The Holders Of The First Franklin Mortgage Loan Trust 2006-FF15 Mortgage Pass-Through Certificates, Series 2006-FF15, the within-named Holder, and that (he)(she), as such officer, being authorized to do so, has executed the above and foregoing instrument for the purposes therein contained by signing the name of the Holder as such attorney-in-fact by herself/himself as such officer.

GIVEN UNDER BY HAND AND OFFICIAL SEAL OF OFFICE this 4 day of aug, 2011

[Signature]
Notary Public
My commission expires: 9-25-11
(Notary Seal)



PREPARED BY AND RETURN TO:
RUBEN LUBLIN SUAREZ SERRANO, LLC
3740 Davinci Ct. Suite 100
Norcross, GA. 30092

FILE FIRST

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BOOK 7111 PAGE 9069

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LIMITED POWER OF ATTORNEY

Wells Fargo Bank, N.A. (Principal) in its capacity as trustee under that certain Pooling and Servicing Agreement relating to First Franklin Mortgage Loan Trust 2006- FF15 Mortgage Pass Through Certificates, series 2006-FF15 dated as of October 1, 2006 (the Agreement) by and among Structured Asset Securities Corporation (Issuer) and Select Portfolio Servicing Inc (Servicer) and Wells Fargo Bank, N.A. (Trustee).

hereby constitutes and appoints:

SELECT PORTFOLIO SERVICING INC

its true and lawful attorney-in-fact (the "Attorney-in-Fact"), acting by and through its officers and employees, with full authority and power to execute and deliver on behalf of Principal any and all of the following instruments to the extent consistent with the terms and conditions of the Agreement:

- (i) All documents with respect to residential mortgage loans serviced for Principal by said attorney-in-fact which are customarily and reasonably necessary and appropriate to the satisfaction, cancellation, or partial or full release of mortgages, deeds of trust or deeds to secure debt upon payment and discharge of all sums secured thereby;
- (ii) Instruments appointing one or more substitute trustees to act in place of the trustees named in Deeds of Trust;
- (iii) Affidavits of debt, notice of default, declaration of default, notices of foreclosure, and all such contracts, agreements, deeds, and instruments as are appropriate to effect any sale, transfer or disposition of real property acquired through foreclosure or otherwise.
- (iv) All other comparable instruments.

This Limited Power of Attorney is effective as of the date below and shall remain in full force and effect until revoked in writing by the undersigned or termination of the Agreement, whichever is earlier.

Dated: October 9, 2008

Wells Fargo Bank, N.A.,
as Trustee under the Agreement

Attest:

By: *Alex Humphries*
Its: Assistant Secretary

By: *Kevin Trogdon*
Its: Vice President

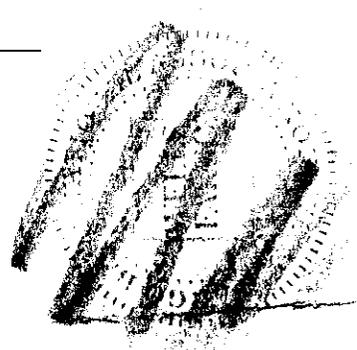
Unofficial Witnesses:

Brian Vecchio
Brian Vecchio

Hajrah Ahmad
Hajrah Ahmad

STATE OF MS
COUNTY OF HINDS
FILED-RECORDED
1ST DISTRICT

2010 DEC 30 PM 3:03
BOOK 7111
PAGE 9069
EDDIE JEAN CARR
CHANCERY CLERK



STATE OF MARYLAND
COUNTY OF BALTIMORE

ss:

On the 9TH day of October 2008 before me, a notary public for said city and state, personally appeared Kevin Trogdon, known to me to be Vice President of Wells Fargo Bank, N.A., and also known to me to be the person who executed this Power of Attorney on behalf of said bank, and acknowledged to me that such bank executed this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year written above,

Colleen Perry
Notary Public: Colleen Perry
My commission expires: 8/21/2012

Colleen Perry
Notary Public
Baltimore County
Maryland
My Commission Expires 8-21-2012

Frankie Fletcher, Register	
Robertson County Tennessee	
Rec #: 203841	Instrument #: 236627
Rec'd: 10.00	Recorded
State: 0.00	5/19/2011 at 11:38 AM
Clerk: 0.00	in Record Book
EDP: 2.00	1418
Total: 12.00	Pgs 12-12

20