

9/29/11 10:02:06  
DK T BK 3,347 PG 269  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

FILE NO.: SPS-11-07300

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

Grantor:  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12

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 184, SECTION  
"A", DESOTO VILLAGE S/D, SEC 34, T-1-S, R-8-  
W, DESOTO COUNTY, MISSISSIPPI

APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on June 5, 2006, DEBBIE L. FLOYD, ROBERT A. FLOYD, executed a Deed of Trust to Closetrak Title and Escrow Svcs, Trustee, recorded in Deed Book 2490, Page 619, 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, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12 (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 Closetrak Title and Escrow Svcs and all subsequently appointed trustees, as Trustee and to appoint Rubin Lublin Suarez Serrano LLC, as the Substitute Trustee, effective August 17, 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 17<sup>th</sup> day of Sept, 2011.

Select Portfolio Servicing, Inc. as Attorney-in-Fact  
for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF  
THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-FF12

*Leanna Johnstun*  
BY: Leanna Johnstun, Document Control Officer 9/17/11

STATE OF Utah  
COUNTY OF Salt Lake

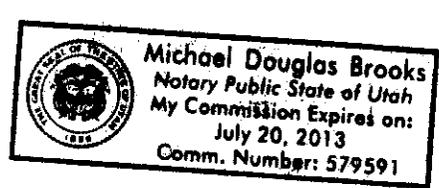
Before me, Michael Douglas Brooks of the state and county aforesaid, personally appeared Leanna Johnstun of Select Portfolio Servicing, Inc., with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the Doc Control Officer of Select Portfolio Servicing, Inc., acting as attorney-in-fact for and on behalf of U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF12, 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 17<sup>th</sup> day of Sept, 2011

*[Signature]*  
Notary Public

My commission expires: 07.20.2013

(Notary Seal)



11-07300 Prepared By: [Signature]  
RECORDING REQUESTED BY:  
Select Portfolio Servicing, Inc.  
Document Control Department  
P.O. Box 65250  
Salt Lake City, UT 84165-0250

Claudia M. Poeler, Register  
Tipton County Tennessee  
Rec #: 103746 Instrument #: 146139  
Rec'd: 10.00 Recorded  
State: 0.00 4/1/2011 at 12:20 PM  
Clerk: 0.00 in Record Book  
Other: 2.00 1509  
Total: 12.00 Pgs 415-415

Handwritten notes: [Signature]

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LIMITED POWER OF ATTORNEY

U.S. BANK NATIONAL ASSOCIATION ("U.S. Bank"), a national banking association organized and existing under the laws of the United States of America, with an office at 180 East Fifth Street, Corporate Trust, 2<sup>nd</sup> Floor, St. Paul, MN 55101 hereby constitutes and appoints SELECT PORTFOLIO SERVICING, INC. ("SPS"), and in its name, aforesaid Attorney-In-Fact, by and through any officer appointed by the Board of Directors of SPS, to execute and acknowledge in writing or by facsimile stamp all documents customarily and reasonably necessary and appropriate for the tasks described in the items (1) through (4) below; provided, however, that the documents described below may only be executed and delivered by such Attorneys-In-Fact if such documents are required or permitted under the terms of the Securitization Servicing Agreement dated as of August 1, 2006, among SPS, successor servicer to National City Home Loan Services, Inc., as Servicer, Lehman Brothers Holdings Inc., as Seller, Aurora Loan Services LLC, as Master Servicer, and U.S. Bank, as Trustee, relating to First Franklin Mortgage Loan Trust Mortgage Pass-Through Certificates, Series 2006-FF12 and no power is granted hereunder to take any action that would be adverse to the interests of the Trustee. This Limited Power of Attorney is being issued in connection with SPS's responsibilities to service certain mortgage loans (the "Loans") held by U.S. Bank in its capacity as Trustee. These Loans are comprised of Mortgages, Deeds of Trust, Deeds to Secure Debt and other forms of Security instruments (collectively, the "Security Instruments") and the Notes secured thereby.

- 1. Demand, sue for, recover, collect and receive each and every sum of money, debt, account and interest (which now is, or hereafter shall become due and payable) belonging to or claimed by U.S. Bank, and to use or take any lawful means for recovery by legal process or otherwise.
- 2. Transact business of any kind regarding the Loans, and obtain an interest therein and/or building thereon, as U.S. Bank act and deed, to contact for, purchase, receive and take possession and evidence of title in and to the property and/or to secure payment of a promissory note or performance of any obligation or agreement.
- 3. Execute bonds, notes, mortgages, deeds of trust and other contracts, agreements and instruments regarding the Borrowers and/or the Property, including, but not limited to, the execution of releases, satisfactions, assignments, and other instruments pertaining to mortgages or deeds of trust, and execution of deeds and associated instruments, if any, conveying the Property, in the interest of U.S. Bank.
- 4. Endorse on behalf of the undersigned all checks, drafts and/or other negotiable instruments made payable to the undersigned.

The Trustee shall be entitled to the indemnification provided by the Servicer in the Pooling and Servicing Agreement as if set forth herein in connection with the actions of the Servicer under this Limited Power of Attorney.

WITNESS my hand and seal this 17<sup>th</sup> day of October 2008.

Christina Skaliotis  
Witness: Christine Skaliotis  
[Signature]  
Witness: Piyusha Shirname  
[Signature]  
Attest: Sarah M. O'Connell,  
Account Administrator

U.S. Bank National Association, as Trustee  
By: [Signature]  
David Duolos, Vice President  
By: [Signature]  
Lorie October, Vice President

8/30/11 10:01:02  
DK P BK 146 PG 429  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

FOR CORPORATE ACKNOWLEDGMENT

State of Massachusetts  
County of Suffolk

On this 17<sup>th</sup> of October 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Duolos and Lorie October, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within instrument as Vice President and Vice President of U.S. Bank National Association, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledge to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.  
Signature: [Signature]  
Kathleen A. Sullivan  
My commission expires: 07/11/2014

