

3/04/13 1:32:02  
DK T BK 3,598 PG 496  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

Prepared by:  
Johnson & Freedman, LLC  
1587 Northeast Expressway  
Atlanta, Georgia 30329  
(770) 234-9181

Return to:  
Nationwide Trustee Services, Inc.  
400 Northridge Road Suite 700- MC- 7  
Sandy Springs, Georgia 30350  
(404) 417-4040

INDEXING INSTRUCTIONS: Lot 224, Section D, Phase 6, Central Park Neighborhood, Section 29,  
Township 1 South, Range 7 West, Plat Book 77, Page 18 DeSoto County, MS

SUBSTITUTION OF TRUSTEE

WHEREAS, on June 8, 2006, James L. Anglin, executed a Deed of Trust to Stroud and Harper PC for the use and benefit of Mortgage Electronic Registration Systems, Inc. as nominee for First Franklin A Division of Nat. City Bank of IN, 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, MS, in Deed of Trust Record Book 2,496, Page 618 and re-recorded in Book 2,525, Page 450 thereof; describing the following property:

Lot 224, Section D, Phase 6, Central Park Neighborhood, as situated in Section 29, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Page 18, 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 Substitution Trustee is hereby authorized to transfer and assign said bid to convey title to said foreclosed property to 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, its successors and assigns. The statement in the Substitution Trustee's Deed that the

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undersigned has requested the transfer of its bid to Grantee(s) in the Substitution Trustee s Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitution 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 8<sup>th</sup> day of February 2013.

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

By: Select Portfolio Servicing, Inc. as Attorney in Fact

Title: [Signature] 2-8-13  
Kathy Kerr, Document Control Officer

STATE OF Utah  
COUNTY OF Salt Lake

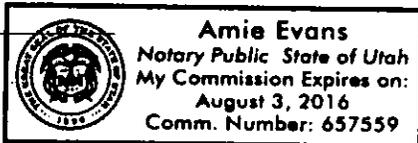
Personally appeared before me, the undersigned authority in and for the said county and state, on this 8 day of February, 2013, within my jurisdiction, the within named Kathy Kerr, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed in the above and foregoing instrument and acknowledged that he/she/they executed the same in his/her/their representative capacity(ies), and that by his/her/their signature(s) on the instrument, and as the act and deed of the person(s) or entity(ies) upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature]

NOTARY PUBLIC

My commission expires: Aug. 3, 2016

(Affix seal)



File No.: 1725112

RECORDING REQUESTED BY:  
Select Portfolio Servicing, Inc.  
Document Control Department  
P.O. Box 65250  
Salt Lake City, UT 84165-0250

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.

U.S. Bank National Association, as Trustee

*Christine Skaliotis*  
Witness: Christine Skaliotis

By: *David Duclos*  
David Duclos, Vice President

*Piyusha Shirmame*  
Witness: Piyusha Shirmame

By: *Lorie October*  
Lorie October, Vice President

*Sarah M. O'Connell*  
Attest: Sarah M. O'Connell,  
Account Administrator

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 Duclos 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: *Kathleen A. Sullivan*  
Kathleen A. Sullivan  
My commission expires: 07/11/2014

