BILL GARRETT, Davidson County
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Prepared by:
RUBIN LUBLIN SUAREZ SERRANO, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103
File No.: BAC-10-08729

APPOINTMENT OF SUBSTITUTE TRUSTEE

WHEREAS, on August 31, 2006, Richard Moore, executed a Deed of Trust to Elite Title Company, Trustee of record at Instrument Number 20060914-0114098 Register's office for Davidson County, Tennessee (the "Deed of Trust"), to secure the payment of certain debts and obligations as described in the Deed of Trust;

WHEREAS, The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-23 (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 Elite Title Company as Trustee and to appoint Rubin Lublin Suarez Serrano TN LLC, as the Substitute Trustee, effective April 25, 2011;

NOW, THEREFORE, Holder, pursuant to and in compliance with the Deed of Trust, does hereby name and appoint Rubin Lublin Suarez Serrano TN 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). Holder has appointed the Substitute Trustee prior to the first notice of publication as required by T.C.A 35-5-101 and ratifies and confirms all actions taken by the Substitute Trustee subsequent to the date of appointment and prior to the recording of this instrument. 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 11 day of August, 2011.

The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-23 by BAC HOME LOANS SERVICING, L.P. fka COUNTRYWIDE HOME LOANS SERVICING, L.P. Attorney in Fact Bank of America N.A. as successor by merger to BAC Home Loans Servicing LP
By: Nicole Catlett
Print Name: Nicole Catlett
Title: Assistant Vice President

STATE OF TEXAS )
COUNTY OF DALLAS )

Before me, Quan Nguyen, a Notary Public of said State and County aforesaid of the state and county aforesaid, personally appeared Nicole Catlett, of BAC HOME LOANS SERVICING, L.P. fka COUNTRYWIDE HOME LOANS SERVICING, L.P., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-23, as Attorney-in-Fact, and acknowledged that he/(she) executed the same as the free act and deed for The Bank Of New York Mellon fka The Bank Of New York, As Trustee For The Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2006-23.

WITNESS my hand and seal at office in Addison, Texas, this 11th day of August, 2011.

Notary Public
QUAN NGUYEN

My commission expires:
September 11, 2013

QUAN NGUYEN
Notary Public, State of Texas
My Commission Expires
September 11, 2013

The Attorney-in-Fact is executing on behalf of the principal as filed under Power of Attorney in Book ____, Page ____ in the Register's Office of Davidson County, Tennessee.

The Attorney in Fact is executing on behalf of the principal as filed under the Power of Attorney in/under Instrument # 20110519-0039174 or Book _____ Page _____, in the Register's Office of Davidson County, Tennessee.