

Doc # 00006380  
 Return to: Finkel Law Firm LLC  
 PO Box 71727  
 N. Charleston, SC 29415

STATE OF SOUTH CAROLINA  
 COUNTY OF BERKELEY

00006380 Vol: 7834 Pg: 284

# ASSIGNMENT OF MORTGAGE

**FOR VALUE RECEIVED**, the undersigned, Mortgage Electronic Registration Systems, Inc. as nominee for LoanLeaders of America, Inc. does hereby transfer, assign, set over and convey to The Bank of New York Mellon, as Successor Indenture Trustee under NovaStar Mortgage Funding Trust 2006-1, its successors and assigns forever, that certain mortgage, and the Note thereby secured, made and executed by Celestine H. McFadden to Mortgage Electronic Registration Systems, Inc. as nominee for LoanLeaders of America, Inc., dated December 26, 2005, and duly recorded on January 5, 2006, in Mortgage Book 5275, Page 316, in the Office of the Register of Deeds for Berkeley County in the State of South Carolina.

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be duly executed and delivered this 17 day of February, 2009.

In the presence of:

Witness #1

Witness #2

Mortgage Electronic Registration Systems, Inc.  
 as nominee for LoanLeaders of America, Inc.

By:

(Name of Officer)

Title:

Alfonzo Greene, V.P.

STATE OF MN

COUNTY OF Dakota

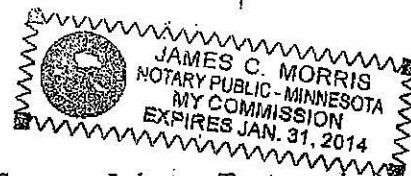
**ACKNOWLEDGMENT**  
 S.C. CODE 30-5-30

The undersigned, a Notary Public for the State of MN, does hereby certify that the within-named Officer of Mortgage Electronic Registration Systems, Inc. as nominee for LoanLeaders of America, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal on this 17 day of February, 2009..

Notary Public for

My Commission Expires:



ASSIGNEE ADDRESS: The Bank of New York Mellon, as Successor Indenture Trustee under NovaStar Mortgage Funding Trust 2006-1

1270 Northland Dr. Ste 200  
 Mendota Njts MN 55120