



CFN 20090006143
OR BK 23023 PG 1264
RECORDED 01/07/2009 10:31:06
Palm Beach County, Florida
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 1264 - 1265; (2pgs)

Prepared by and return to:
Shapiro & Fishman, LLP/Laura B. Fernandez
2424 North Federal Highway, Suite 360
Boca Raton, Florida 33431 Client Loan No.: 0003745486
S&F No.: 08-113526

This is not a contract

This area above this line is for the use of recording official

ASSIGNMENT OF MORTGAGE

Mortgage Electronic Registration Systems, Inc., as Nominee for First Magnus Financial Corporation, ("Assignor"), C/O Shapiro & Fishman, LLP, 2424 North Federal Highway, Suite 360, Boca Raton, Florida 33431, in consideration from Citibank, N.A., as Trustee for certificateholders of Bear Stearns Asset Backed Securities Trust 2007-SD3, Asset Backed Certificates, Series 2007-SD3, ("Assignee"), C/O Shapiro & Fishman, LLP, 2424 North Federal Highway, Suite 360, Boca Raton, Florida 33431, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, transfer and set over unto Assignee the following described Mortgage(s) recorded in the Public Records of Palm Beach County, State of Florida, together with the note of obligation described in said Mortgage(s), and the money due and to become, due thereon, with interest as therein provided.

Date of Mortgage: December 23, 2005
Mortgage Recording Date: January 6, 2006
Clerk's File Number: 2006-0011442
Book Number: 19767
Page Number: 0135 Original Loan Amount: 144,000.00
Property Address: 2641 Gately Drive West, Condo Unit # 1803, West Palm Beach, FL 33415

Legal Description:

CONDOMINIUM UNIT 1803, OF PHASE 18 BUILDING, ARBOURS OF THE PALM BEACHES, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 4663, PAGE 1434, AND ALL ITS ATTACHMENTS AND AMENDMENTS THERETO, ALL IN THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA, TOGETHER

WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO.

Original Mortgagors: Robert Hildebrand and Lorraine Hildebrand, Husband and Wife

This Assignment of Mortgage is made without recourse against Assignor.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed this day of NOV 11, 2008.

Mortgage Electronic Registration Systems, Inc., as Nominee for First Magnus Financial Corporation

By: John Cedy Vice President

By: Lizierda Allotey Assistant Secretary

(CORPORATE SEAL)

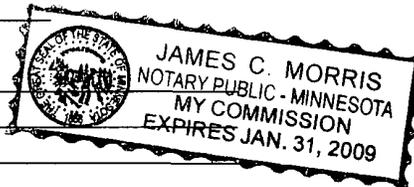
STATE OF Minnesota
COUNTY OF Dakota

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements of the above referenced duly authorized signatories of John Cedy who are personally known to me and did take an oath and who are to me well known to be the persons described herein and who executed the foregoing Assignment of Mortgage and duly acknowledged before me and executed the same for the purposes therein expressed as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, said County and State, this 11 day of NOV, 2008

*NOTARY PUBLIC

Name of Notary: _____
Commission NO. _____
My Commission Expires: _____



(SEAL)