



CFN 20090001143
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 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 1559 - 1560; (2pgs)

Document Prepared By:
 Ron Meharg, 888-362-9638
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 1111 Alderman Dr.
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 Alpharetta, GA 30005

AHMA	647	0031206550A
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CRef#: 01/04/2009-PreRef#: A032-POF
 Date: 12/23/2008-Print Batch ID: 3890
 MIN #: 100024200013193236
 MERS Telephone #: 888/679-6377
 Property Address:
 900 W CAMINO REAL
 BOCA RATON, FL 33486

This Space for Recorder's Use Only

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **American Home Mortgage Servicing, Inc.**, whose address is **6502 Irvine Center Drive, Irvine, CA 92618**, does by these presents hereby grant, bargain, sell, assign, transfer, convey, set over and deliver unto **Citibank, N.A. as Trustee for American Home Mortgage Assets Trust 2006-3 Mortgage-Backed Pass-Through Certificates, Series 2006-3**, whose address is **111 Wall Street, 5th Floor/Zone 2 New York, NY 10005**, the following described mortgage, securing the payment of a certain promissory note(s) for the sum listed below, together with all rights therein and thereto, all liens created or secured thereby, all obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such mortgage.

Original Borrower(s): **STEVEN SPECTOR, A SINGLE MAN**
 Original Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN BROKERS CONDUIT**
 Date of Mortgage: **06/26/2006** Loan Amount: **\$431,250.00**
 Recording Date: **06/28/2006** Book: **20535** Page: **1149-1173** Document #: **20060381413**
 Legal Description: **LOT 1, BLOCK 7, OF BOCA RATON SQUARE UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 160, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

Misc. Comments: **ASSIGNMENT EFFECTIVE DATE 12/01/2008**
 and recorded in the official records of the **County of Palm Beach**, State of **Florida** affecting Real Property and more particularly described on said Mortgage referred to herein.

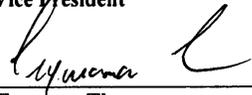
IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of **12/26/2008**.

American Home Mortgage Servicing, Inc.


 Witness: **Korell Harp**


Linda Green
 Vice President

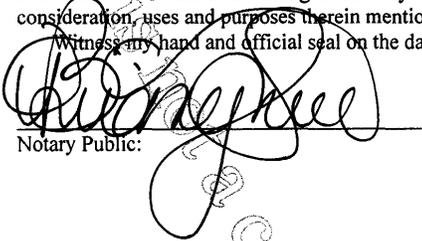

 Witness: **Christina Huang**


Tywanna Thomas
 Asst. Vice President

State of GA
County of **Fulton**

On this date of **12/26/2008**, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named **Linda Green** and **Tywanna Thomas**, known to me (or identified to me on the basis of satisfactory evidence) that they are the **Vice President** and **Asst. Vice President** respectively of **American Home Mortgage Servicing, Inc.**, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.



Notary Public:



Brittany Snow
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires
May 21, 2011

a certified copy