

ASSIGNMENT OF NOTE AND TRANSFER OF LIENS

THE STATE OF TEXAS

§

COUNTY OF DALLAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

LOAN No: 0003276508 FHA No:491-7842831-703

THAT EMC MORTGAGE CORPORATION, the present legal owner and holder of the Note ("Assignor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) together with other good and valuable consideration to Assignor paid by THE BANK OF NEW YORK MELLON FORMERLY KNOWN AS THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JP MORGAN CHASE BANK N.A. AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-SD1, ASSET BACKED CERTIFICATES, SERIES 2006-SD1 ("Assignee"), the receipt of which is hereby acknowledged, has SOLD, ASSIGNED, TRANSFERRED and CONVEYED, and by these presents does SELL, ASSIGN, TRANSFER and CONVEY unto Assignee the following described indebtedness, together with all liens held by Assignor securing its payment:

That certain Note ("Note") dated February 21, 2003, in the original principal sum of ONE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED FIFTY FOUR AND 00/100 Dollars (\$152,554.00), executed by JEROME SILVERBERG, a single person, and REGINA COLE, a single person, payable to the order of Assignor, as secured by that certain Texas Deed of Trust, dated of even date, recorded in Volume 2003042, Page 4009, in the Official Real Property Records of Dallas County, Texas, covering that certain real property described as BEING LOT 15, BLOCK A OF LOST CREEK SUBDIVISION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20000004, PAGE 123, MAP RECORDS, DALLAS COUNTY, TEXAS, and more commonly known as 2241 Bridle Path Drive, Lancaster, Texas 75146 ( Property").

Assignor also hereby SELLS, ASSIGNS, TRANSFERS and CONVEYS unto Assignee all the right, title and interest owned or held by Assignor in the Property by virtue of being the owner and holder of the indebtedness herein assigned and conveyed.

TO HAVE AND TO HOLD unto Assignee, its successors and assigns, the indebtedness evidenced by the Note hereby assigned, together with all and singular the liens, rights, equities, title and interest in the Property, including the superior title, and all improvements thereon which Assignor has by virtue of being the legal owner and holder of the indebtedness evidenced by the Note.

Assignor hereby covenants that all legal payments, offsets and credits to which the indebtedness evidenced by the Note is entitled have been heretofore allowed, and hereby authorizes Assignee to release, by duly executed release, the lien or liens hereby assigned upon

payment of said indebtedness.

This transfer and assignment is without recourse or warranty, express or implied upon or by Assignor.

Effective as of July 27, 2010.

Dated this 24<sup>th</sup> day of September, 2010.

EMC MORTGAGE CORPORATION

By: Sharon Ray  
Name: **Sharon Ray**  
Title: **Vice President**

THE STATE OF **Ohio** §  
COUNTY OF **Franklin** §  
§

This instrument was acknowledged before me on 24<sup>th</sup> day of September, 2010, by Sharon Ray, **Vice President**, on behalf of EMC MORTGAGE CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed.



ANGELA D. AGUILAR GREENE  
Notary Public, State of Ohio  
My Comm. Expires May 12, 2015

Angela D. Aguilar Greene  
Notary Public, State of **Ohio**  
My Commission Expires: \_\_\_\_\_

Address of Grantee ( Assignee )  
2780 Lake Vista Drive  
Lewisville, TX 75067-3884

**Filed and Recorded**  
**Official Public Records**  
**John F. Warren, County Clerk**  
**Dallas County, TEXAS**  
**09/29/2010 03:14:51 PM**  
**\$20.00**  
**201000250732**

AFTER RECORDING RETURN TO:  
Carolyn A. Taylor  
Hughes, Watters & Askanase, L.L.P.  
Three Allen Center  
333 Clay Street, 29th Floor  
Houston, Texas 77002

[Signature]

