

20210707000328030
07/07/2021 09:17:23 AM
ASSIGN 1/2

Loan ID: [REDACTED]

UID: [REDACTED]

After Recording Return To:
Westcor Investor Services
600 West Germantown Pike, Ste. 450
Plymouth Meeting, PA 19462

ASSIGNMENT OF MORTGAGE

For valuable consideration paid, WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1, whose address is 500 DELAWARE AVENUE, WILMINGTON, DE 19801 the holder of the mortgage described as follows:

That certain mortgage described as follows: made by VERA L HUMPHREY, A WIDOWED WOMAN AND CHRIS ROSS AND WIFE CHRISTINA MICHELLE ROSS to CITIFINANCIAL CORPORATION, LLC in the amount of \$80,788.94, dated 2/28/2006, recorded on 3/3/2006, at INSTRUMENT# 20060303000101210, relating to that property commonly known as: 1266 1ST AVE. W., ALABASTER, AL 35007, in the county of Shelby.

Which is a lien on the real property, does hereby convey, grant, sell, assign, transfer and set over the described mortgage together with all interest secured thereby, all liens and any rights due or to become due thereon to US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST whose mailing address is 888 7TH AVE., 10TH FLOOR, NEW YORK, NY 10106.

Executed by the undersigned this June 7th, 2021.

WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1, By: WESTCOR LAND TITLE INSURANCE COMPANY, ITS ATTORNEY-IN-FACT

By: _____

Name: Joseph Loftus

Its: Authorized Signatory

~~Power of Attorney Recorded in Maricopa County, AZ in Instrument: 20210562742. MH~~

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me on June 7th, 2021 by Joseph Loftus, Authorized Signatory of WESTCOR LAND TITLE INSURANCE COMPANY, ITS ATTORNEY-IN-FACT for WILMINGTON SAVINGS FUND SOCIETY, FSB D/B/A CHRISTIANA TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS CERTIFICATE TRUSTEE FOR NNPL TRUST SERIES 2012-1 who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public
Michael R. Estelle

My commission expires:
03/19/2023

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2021 09:17:23 AM
\$29.00 JOANN
20210707000328030

Allen S. Bayl