

Prepared by: Kent D. McPhail  
Kent McPhail & Associates, LLC  
126 Government Street  
Mobile, AL 36602  
Phone Number: 1-800-625-2333  
Loan #: 2000078365

20220707000268670  
07/07/2022 08:04:38 AM  
ASSIGN 1/5

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, Carrington Mortgage Services, LLC, Its Successors and Assigns, (Assignor), (CMS Address: 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806) by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby to BankUnited, N.A., whose address is C/O Carrington Mortgage Services, LLC 1600 South Douglass Rd, Suite 200-A Anaheim, CA 92806, Its Successors and Assigns, (Assignee).

Said mortgage made by Melissa Belton, an unmarried woman, dated May 23, 2018, and e-recorded on May 30, 2018 ID#20180530000189360 in the Office of the Judge of Probate of Shelby County, Alabama.

Dated this 1 day of July, 2022.

Carrington Mortgage Services, LLC for Bank United  
N.A., as servicer and attorney in fact.

By: *Magda Awad*

Its: Magda Awad  
Director, Foreclosure Servicing

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
Orange

County of \_\_\_\_\_

On July 1, 2022, before me, Jeanette Marie Vargas **Notary Public**, personally appeared Magda Awad, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



*Jeanette Marie Vargas*  
Signature of Notary (Notary Seal)

20220707000268670 07/07/2022 08:04:38 AM ASSIGN 2/5

**FORM OF POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that BankUnited N.A, a national banking association (the "Company") in connection with that certain Subservicing Agreement, dated as of January 8, 2019, by and between Carrington Mortgage Services, LLC (the "Subservicer") and the Company (as the same may be amended, modified or supplemented from time to time, the "Subservicing Agreement"), hereby constitutes and appoints the Subservicer as the Company's true and lawful Attorney-in-Fact, in the Company's name, place and stead and for the Company's benefit, in connection with all mortgage loans (the "Mortgage Loans") and REO properties (the "REO Properties") serviced or administered by the Subservicer pursuant to the Subservicing Agreement (collectively, the "Assets"), solely for the purpose of performing such acts and executing such documents in the name of the Company necessary and appropriate to perform the servicing and administration contemplated thereunder in respect of any of the Assets.

The said attorney-in-fact, the Subservicer, is hereby authorized to execute, acknowledge, seal and deliver the following related to the Mortgage Loans, the related mortgaged properties, and the REO Properties:

1. All deeds of trust and mortgage note endorsements, modifications, loss mitigation related agreements, recordings and re-recordings, lost note affidavits, assignments of deed of trust or mortgage and other recorded documents, satisfactions, releases, conveyances and reconveyances of deeds of trust or mortgages, and subordinations of liens.
2. All insurance and guarantee filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, and other documents or notice filings necessary in connection with insurance, guarantee, foreclosure, bankruptcy and eviction actions.
3. With respect to a mortgage or deed of trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
  - a. the substitution of trustee(s) serving under a deed of trust, in accordance with applicable law and the deed of trust;
  - b. the preparation and issuance of statements of breach or non-performance;
  - c. the preparation and filing of notices of default and/or notices of sale;
  - d. the cancellation/rescission of notices of default and/or notices of sale;
  - e. the taking of deed in lieu of foreclosure; and
  - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the mortgage, deed of trust or

20220707000268670 07/07/2022 08:04:38 AM ASSIGN 3/5

applicable law to expeditiously complete said transactions in paragraphs 3.a. through 3.e. above.

4. Any documents related to the maintenance, lease or rent or sale of an REO Property, including, without limitation, the execution of the following documentation:
  - a. listing agreements;
  - b. leases or rental agreements and purchase and sale agreements;
  - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
  - d. escrow instructions; and
  - e. any and all documents necessary to effect the transfer of property.
5. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.
6. The endorsement on behalf and for the benefit of the Company of any checks or other instruments received by the Subservicer and made payable to the Company in connection with the Mortgage Loans or REO Properties.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform each and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of April 16, 2019 and during the term of the Agreement.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

**THIS POWER OF ATTORNEY SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF CALIFORNIA.**

Third parties without actual notice may rely upon the exercise of the powers granted under this Power of Attorney; and may be satisfied that this Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned. Any and all third parties dealing with the Subservicer may rely completely, unconditionally and conclusively on the authority of the Subservicer, and need not make any inquiry about whether the Subservicer is acting pursuant to the Subservicing Agreement. Any third party may rely upon a written statement by the Subservicer that any particular mortgage loan or any related mortgaged property or REO property in question is subject to and included under this Power of Attorney or the Subservicing Agreement.



20220707000268670 07/07/2022 08:04:38 AM ASSIGN 4/5

IN WITNESS WHEREOF, BankUnited, N.A. has caused this Limited Power of Attorney to be executed by its officer duly authorized this 14th day of November 2019.

By: 


Name: Esther Santos

Title: Senior Vice President

Signed in the presence of:

Witness: 

Printed Name: Shannie Defreitas

Witness: 

Printed Name: Joshua Soto

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I CERTIFY that on November 14, 2019, Esther Santos, as the Senior Vice President of BankUnited, N.A., personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached instrument;
- (b) was authorized to and did execute this instrument of, the entity named in this instrument;  
and
- (c) executed this instrument as the act of the entity named in the instrument.



(Print Name & Title Below Signature)

Alma Warren-Corley

Vice President, BankUnited, N.A

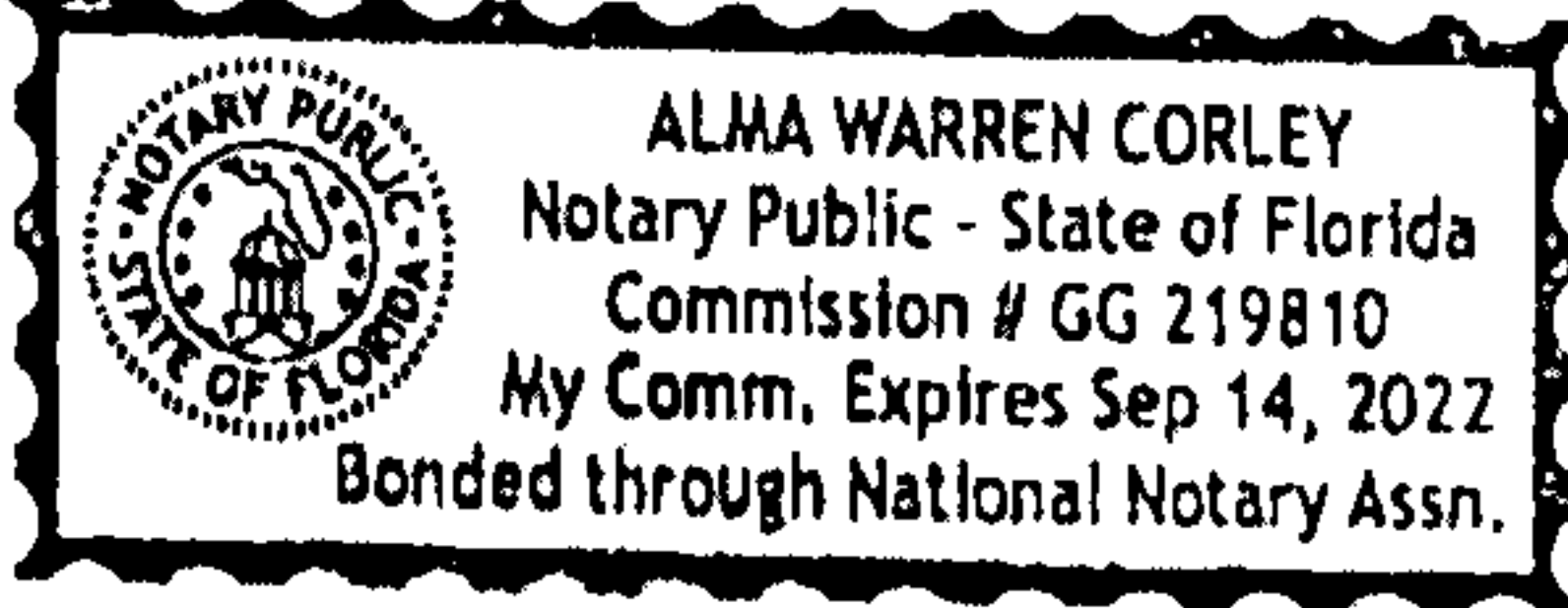
20220707000268670 07/07/2022 08:04:38 AM ASSIGN 5/5

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, Alma Warren-Corley a notary public commissioned in and for MIAMI-DADE in the State of FLORIDA,, this 14th day of November, 2019 by Esther Santos as the Senior Vice President of BankUnited, N.A.

Seal



Name :

Alma Warren-Corley

Signature

Alma Warren-Corley

GG 219810

Notary registration number

9/14/2022

My commission expires



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/07/2022 08:04:38 AM  
\$34.00 BRITTANI  
20220707000268670

Alvin S. Bayl