

When Recorded Return To:  
LoanCare, LLC  
C/O Nationwide Title Clearing,  
LLC 2100 Alt. 19 North  
Palm Harbor, FL 34683

**This Document Prepared By:**  
**Jennifer Zak/NTC, 2100 Alt. 19**  
**North, Palm Harbor, FL 34683**  
**(800)346-9152**

Loan Number 0028277655

**CORPORATE CANCELLATION AND RELEASE**

STATE OF ALABAMA  
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20160914000334230** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **FRANK J FERNANDEZ, A MARRIED MAN** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

**IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PHH HOME LOANS, LLC D/B/A CARTUS HOME LOANS, ITS SUCCESSORS AND ASSIGNS** has caused its name to be signed **this 23rd day of May in the year 2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PHH HOME LOANS, LLC D/B/A CARTUS HOME LOANS, ITS SUCCESSORS AND ASSIGNS**



**MACKENZIE EICHEN**  
**VICE PRESIDENT**

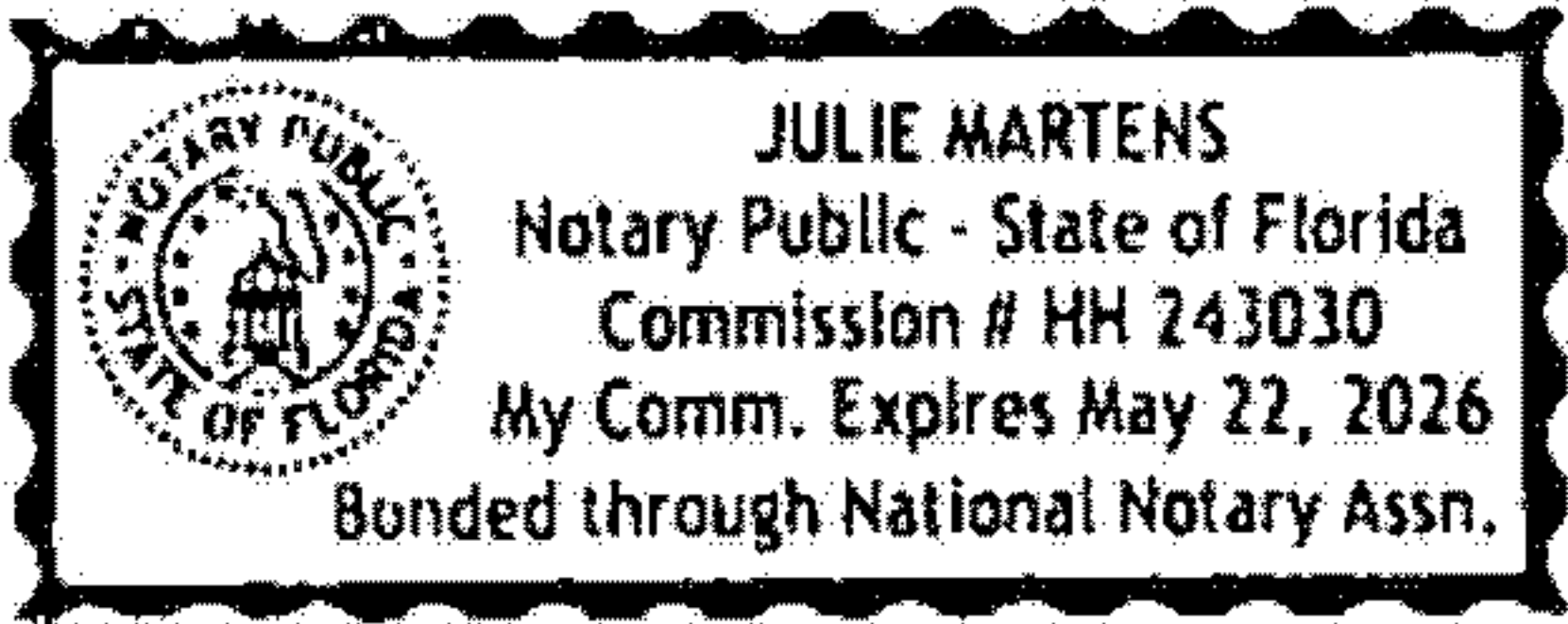
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA  
COUNTY OF PINELLAS

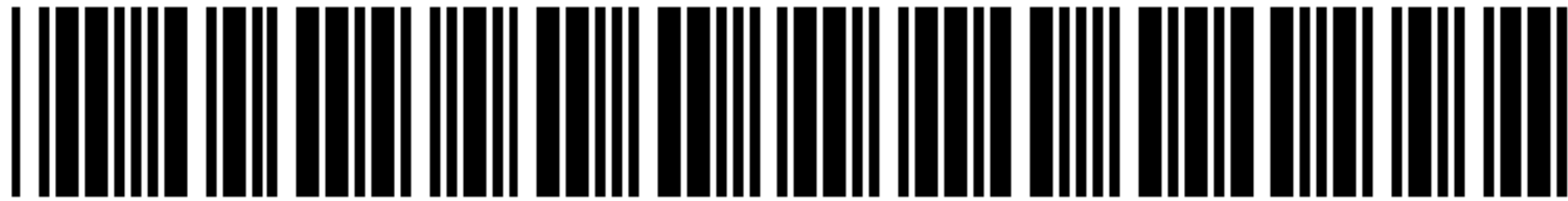
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 23rd day of May in the year 2023, by Mackenzie Eichen as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR PHH HOME LOANS, LLC D/B/A CARTUS HOME LOANS, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



**JULIE MARTENS**  
**COMM EXPIRES: 5/22/2026**



LC002 438032697 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100187571444051109 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T232305-11:54:35 [C-1] ERCNAL1



\*D0100776468\*



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/23/2023 01:44:25 PM**  
**\$23.00 BRITTANI**  
**20230523000154300**

