

Prepared By and Return To:  
**Karine Sharma**  
Collateral Department  
Meridian Asset Services, LLC  
3201 34th Street South, Suite 310  
St. Petersburg, FL 33711  
(239) 351-2442

Space above for Recorder's use

Loan No: 4227750



17508998

### **CORRECTIVE ASSIGNMENT OF MORTGAGE**

**\*\*\*This Assignment is being recorded to correct and replace the Assignment recorded on 02/23/2018 as Instrument# 20180223000057910 in the records of the Clerk of Shelby County, AL to correct the Assignor and Signature Block entity discrepancy\*\*\***

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-3 by GITSIT Solutions, LLC, fka Kondaur Capital, LLC, fka Kondaur Capital Corporation, as Separate Trustee**, whose address is **333 SOUTH ANITA DRIVE STE 400, ORANGE, CA 92868, (ASSIGNOR)**, does hereby grant, assign and transfer to **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, 11TH FLOOR, WILMINGTON, DE 19801, (ASSIGNEE)**, its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Date of Mortgage: **12/28/2006**

Original Loan Amount: **\$241,375.00**

Executed by (Borrower(s)): **L SHEFTON RIGGINS & SHELDY RIGGINS-THOMAS & MIKE THOMAS**

Original Lender: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR OCWEN LOAN SERVICING, LLC, ITS SUCCESSORS AND ASSIGNS**

Filed of Record: In Mortgage Book/Liber/Volume N/A, Page N/A

Document/Instrument No: **20070122000031970** in the Recording District of Shelby, AL, Recorded on **1/22/2007**.

Property more commonly described as: **112 WIDGEON DRIVE, ALABASTER, ALABAMA 35007**

IN WITNESS WHEREOF, the undersigned by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this assignment.

Date: February 15, 2023

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely in its capacity as Owner Trustee of Matawin Ventures Trust Series 2016-3, by GITSIT Solutions, LLC, fka Kondaur Capital, LLC, fka Kondaur Capital Corporation, as Separate Trustee

By: Duy Ho  
Title: Collateral Manager

Ernie Perez  
Witness Name: Ernie Perez

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**  
County of **ORANGE**

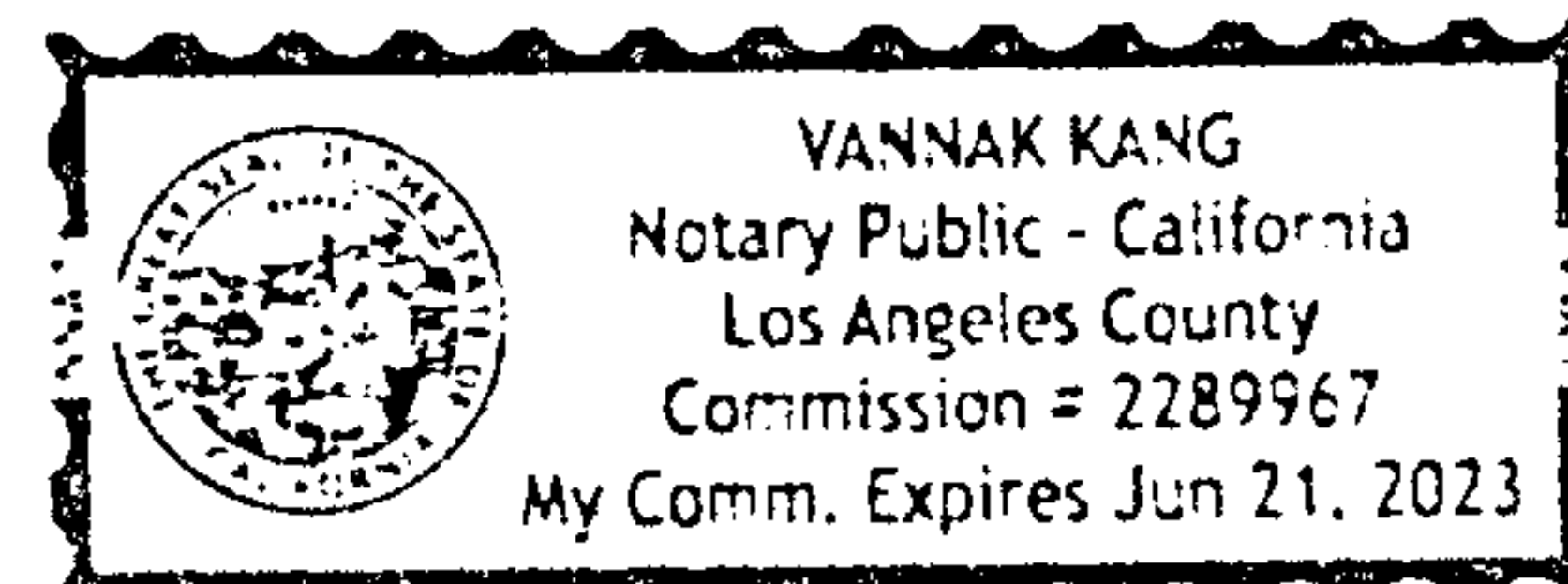
On February 15, 2023, before me, Vannak Kang, a Notary Public, personally appeared Duy Ho, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.

Signature [Signature] (Seal)

*Commission Expires: June 21, 2023*



4227750 GSMC0001 17508998

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/28/2023 08:18:04 AM  
\$31.00 JOANN  
20230628000191440

*Allie S. Bayl*