

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 8107087077

PREPARED BY: DANIEL FRONGNER
FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402
WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS
1795 INTERNATIONAL WAY
IDAHO FALLS, ID 83402, PH. 208-528-9895




ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIZENS BANK, N.A., ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign, transfer, and set over unto CITIZENS BANK, N.A., located at 10561 TELEGRAPH ROAD, GLEN ALLEN, VA 23059, Assignee, its successors and assigns, all its rights, title and interest in and to that certain Mortgage dated AUGUST 12, 2022, executed by DOUGLAS G REGAN AND CATHERINE REGAN, HUSBAND AND WIFE, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIZENS BANK, N.A., ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on AUGUST 16, 2022 as Document No. 20220816000320230 in the office of the Judge of Probate for the County of SHELBY, State of ALABAMA.

TOGETHER WITH all rights accrued or to accrue under said Mortgage.

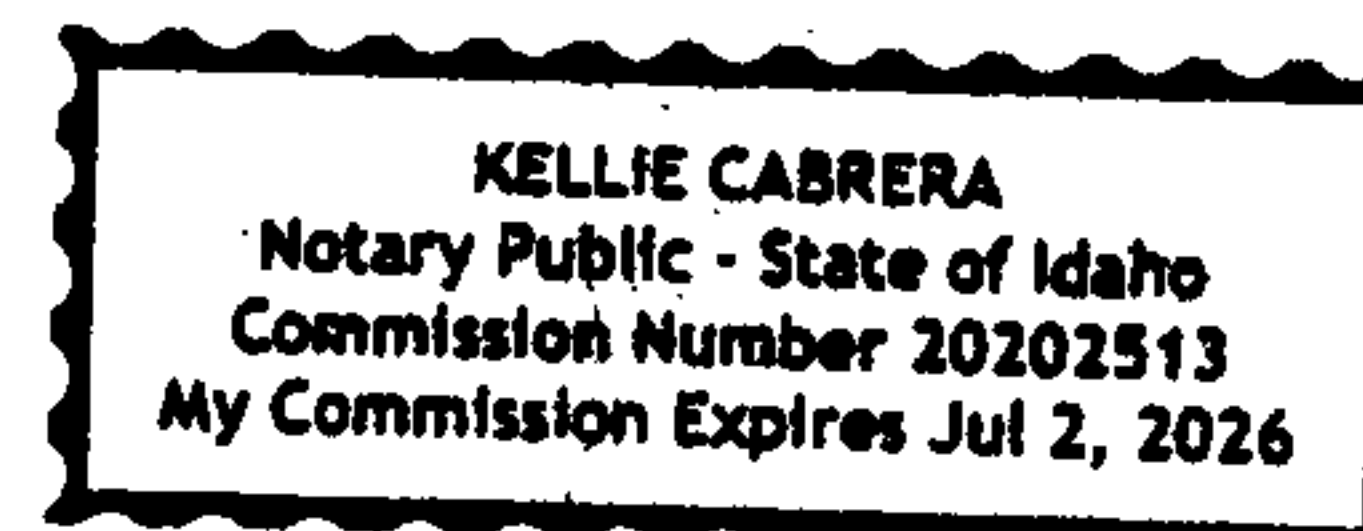
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on SEPTEMBER 12, 2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIZENS BANK, N.A., ITS SUCCESSORS AND ASSIGNS


DANIEL FRONGNER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

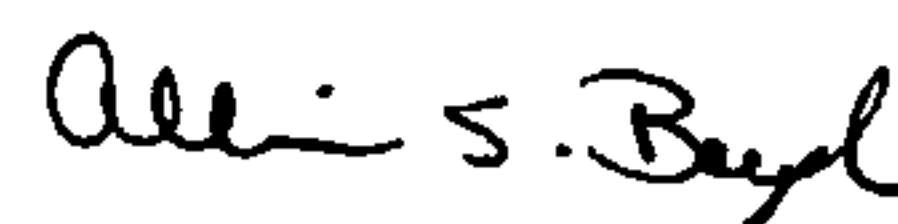
On SEPTEMBER 12, 2023, before me, KELLIE CABRERA, personally appeared DANIEL FRONGNER known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CITIZENS BANK, N.A., ITS SUCCESSORS AND ASSIGNS the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


KELLIE CABRERA (COMMISSION EXP. 07/02/2026)
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2023 01:43:09 PM
\$24.00 JOANN
20230912000274980







MIN: 100010310027759215

MERS PHONE: 1-888-679-6377

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