

ALABAMA
COUNTY OF SHELBY
LOAN NO.: 8104619435

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 SMG MORTGAGE, ITS SUCCESSORS AND ASSIGNS, located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does hereby assign, transfer, and set over without recourse, representation or warranty, expressed or implied 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 described below.

Said Mortgage dated JANUARY 12, 2021, executed by VICTOR NMN NGUYEN JR, A MARRIED MAN, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SMG MORTGAGE, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded on JANUARY 20, 2021 as Document No. 20210120000032250 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.

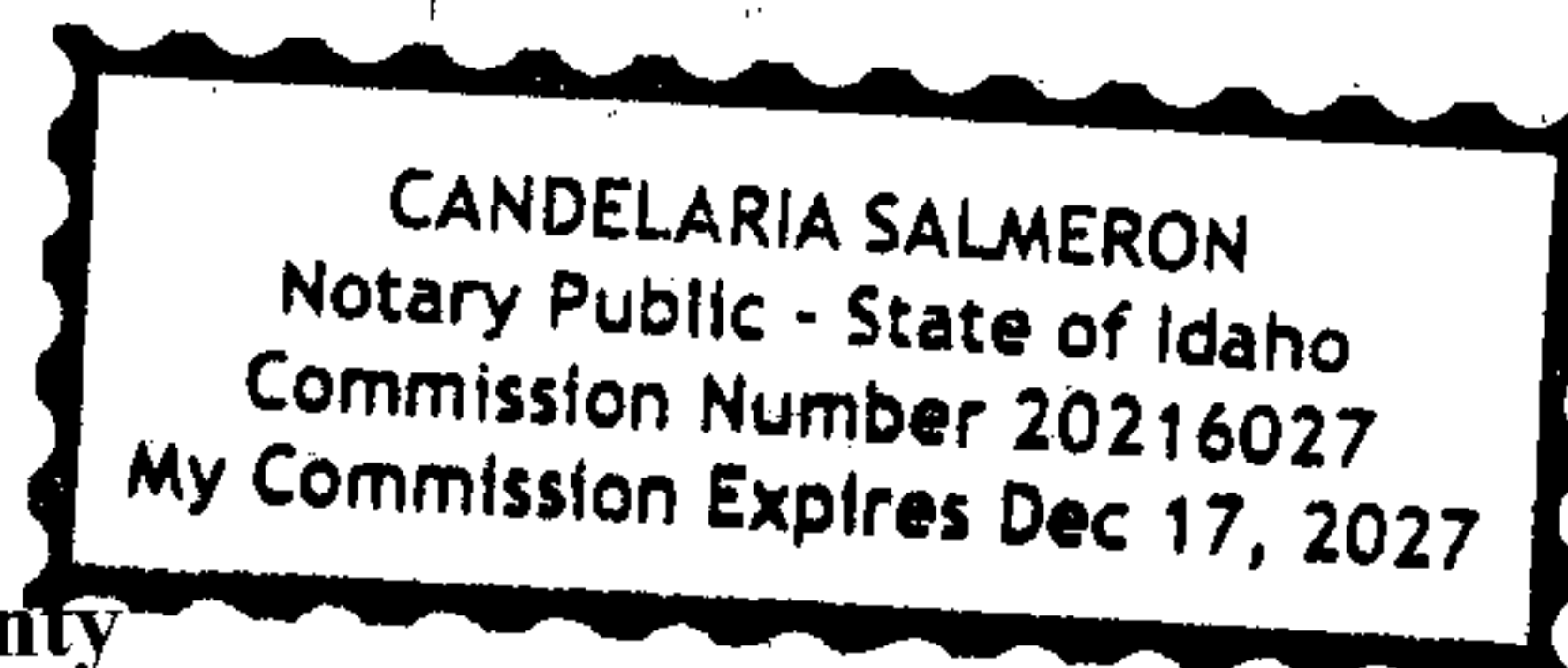
IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on NOVEMBER 27, 2023. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SMG MORTGAGE, ITS SUCCESSORS AND ASSIGNS


DANIEL FRONGNER, VICE PRESIDENT

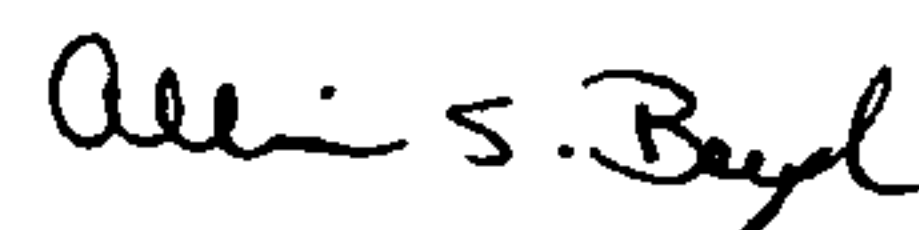
STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On NOVEMBER 27, 2023, before me, CANDELARIA SALMERON, personally appeared DANIEL FRONGNER known to me to be the VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR SMG MORTGAGE, 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.


CANDELARIA SALMERON (COMM. EXP. 12/17/2027)
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/27/2023 03:20:36 PM
\$23.00 BRITTANI
20231127000343370





MIN: 100010320026006641

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