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

Loan Number 7184536451

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONS DIRECT MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage with all liens, and any rights due or to become due thereon to NATIONS DIRECT MORTGAGE, LLC, WHOSE ADDRESS IS 5 HUTTON CENTER DRIVE, SUITE 200, SANTA ANA, CA 92707, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage dated 03/09/2023, made by SHAWN MAGLOTHIN A MARRIED MAN and recorded in Mortgage <u>Instrument # 20230310000066840</u> of the records in the office of the Judge of Probate of <u>SHELBY</u> County, <u>ALABAMA</u>.

Dated this 21st day of June, 2024

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONS DIRECT MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

By: <u>Kungkan</u> Kelley Earle

Assistant Secretary

STATE OF FLORIDA COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 21st day of June, 2024, by Kelley Earle as Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONS DIRECT MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS, who, as such Assistant Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Netty N. Bangai

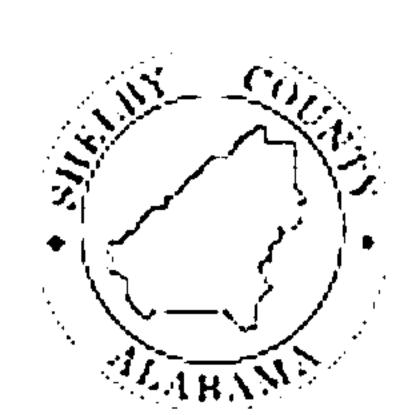
Notary Public - STATE OF FLORIDA Commission expires: AUG () 7 2027

Notary Public State of Florida Netty N. Bangala My Commission HH 421286 Expires 8/7/2027

Document Prepared By: LaVar Jones, PHH Mortgage Corporation, a subsidiary of Onity Group Inc., 5720 Premier Park Drive West Palm Beach, FL 33407 800-210-8849

PHHPD 441522850 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100611800001900903 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 T202406-09:36:20 [C-1] FRMAL1

D0106741565



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2024 10:50:10 AM
\$23.00 LAURA

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