

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 Instrument # 20230310000066840 of the records in the office of the Judge of Probate of SHELBY County, ALABAMA.

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: Kelley Earle  
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. Bangala  
Netty N. Bangala  
Notary Public - STATE OF FLORIDA  
Commission expires: AUG 07 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  
20240625000189830

Alli S. Bayl