

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

This Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152

Loan Number 0733949374

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20230214000039140** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JAMES PHILLIP TROHA AND CHERYL R TROHA, HUSBAND AND WIFE, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GMFS LLC, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 17th day of July in the year 2025.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GMFS LLC, ITS SUCCESSORS AND ASSIGNS



LAUREN ASTLE
VICE PRESIDENT

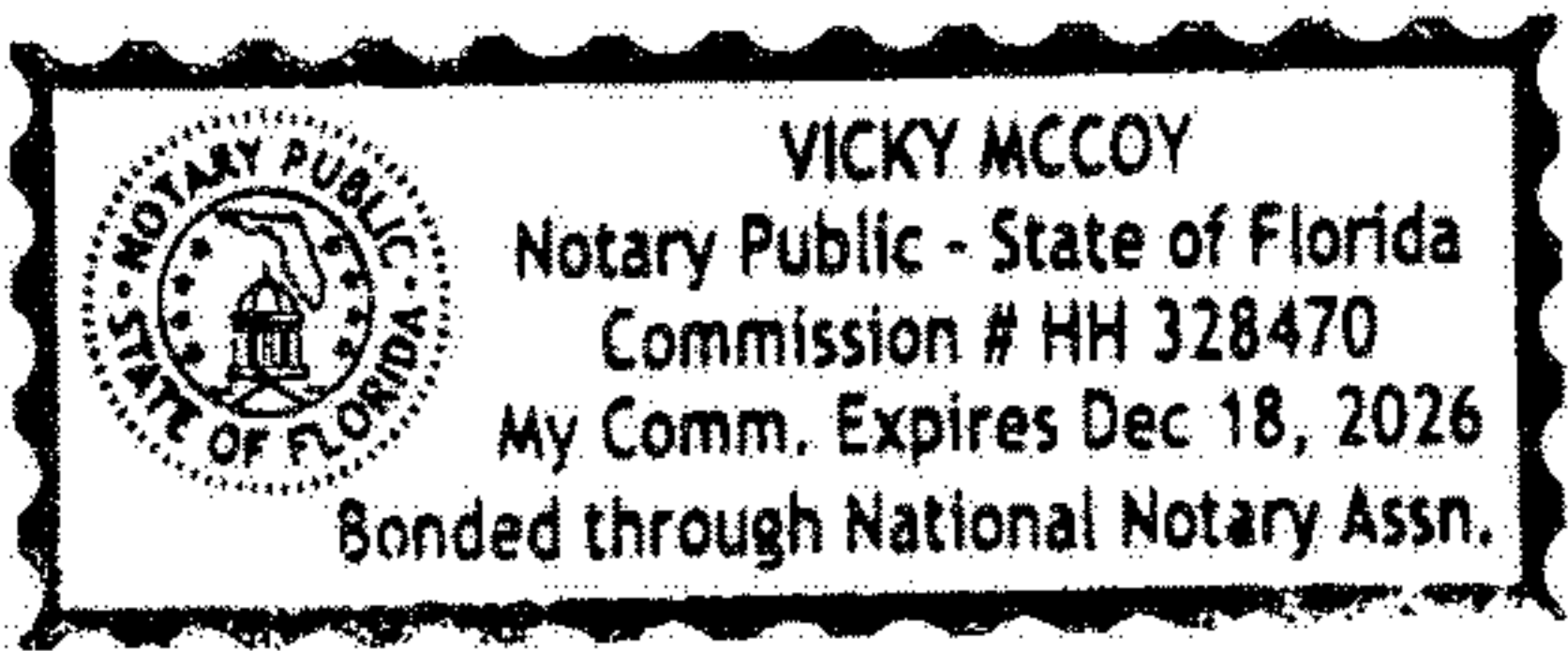
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

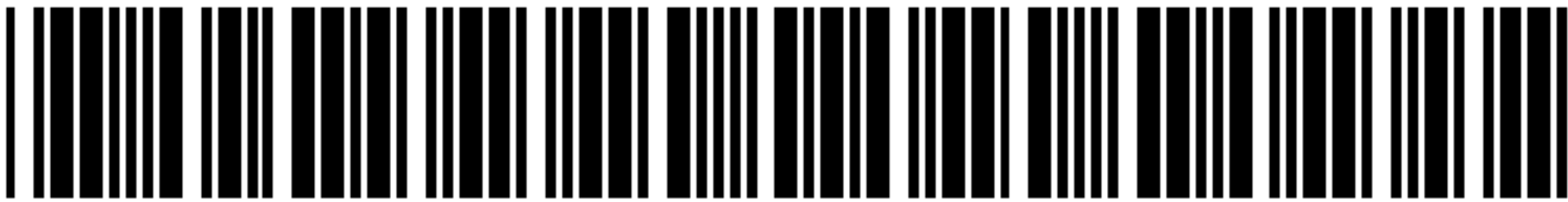
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 17th day of July in the year 2025, by Lauren Astle as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR GMFS LLC, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



NSMRC 446100250 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MRC MIN
100248000230178964 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 DOCR T172507-12:54:47 [C-1] ERCNAL1



D0115425021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2025 08:29:01 AM
\$22.00 JOANN
20250717000216260

