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11/13/2025 01:25:06 PM
ASSIGN 1/1

Recording Requested By:
Title Clearing and Escrow

When Recorded Return To:

Assignments and Lien Release
Title Clearing and Escrow
1601 LBJ Freeway Suite 150
Farmers Branch, TX 75234

CORPORATE ASSIGNMENT OF MORTGAGE

Shelby, Alabama
Fay Servicing#: **6380, "WANG," TCE-435167-AL Escrow/Title: TCE-435167-AL

MIN #:100378400660589007 MERS Corporate Phone Number: 1-888-679-6377

Date of Assignment: November 12th, 2025
Assignor: Mortgage Electronic Registration Systems, Inc., as nominee for MLD Mortgage Inc. it's successors and assigns at P.O. Box 2026, Flint, MI 48501-2026
Assignee: Citibank, N.A., not in its individual capacity, but solely as Owner Trustee of Santander Mortgage Asset Receivable Trust 2025-NQM1 at 500 DELAWARE AVENUE, 11TH FLOOR, WILMINGTON, DE 19801

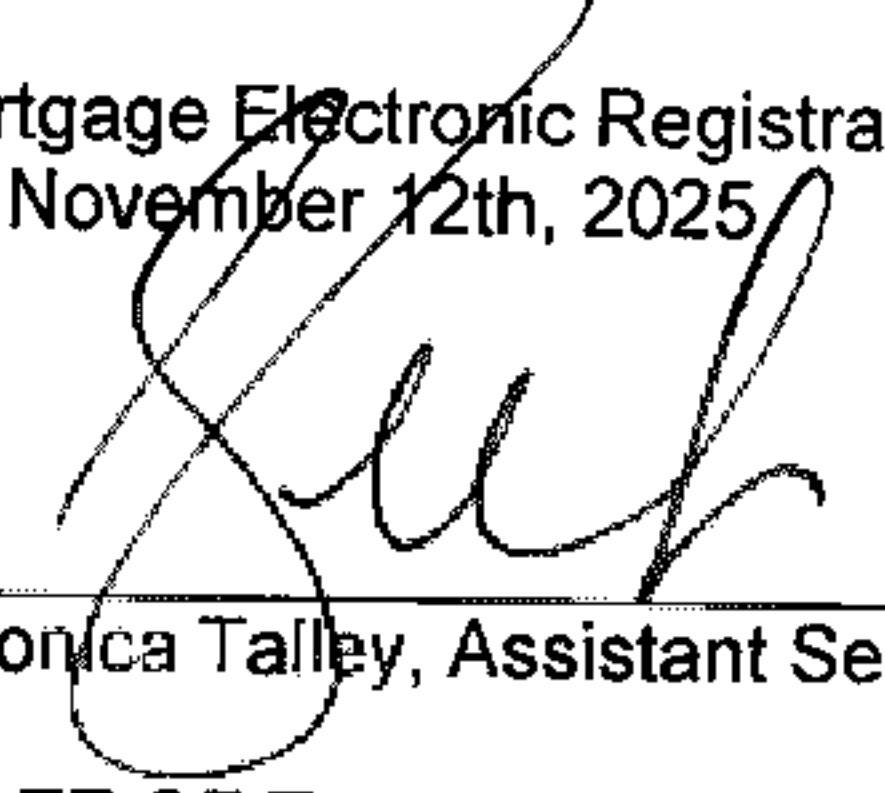
Executed By: LUNING WANG, MARRIED To: Mortgage Electronic Registration Systems, Inc., as nominee for MLD Mortgage Inc., its successors and assigns
Dated: 10-11-2024 Recorded: 10-21-2024 as Instrument No. 20241021000328350, Book/Reel/Liber N/A, Page/Folio N/A In the County of Shelby, State of Alabama.

Property Address: 110 CANYON PARK DR, PELHAM, AL 35124

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$151,875.00 with interest, secured thereby, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the terms contained in said Mortgage.

Mortgage Electronic Registration Systems, Inc., as nominee for MLD Mortgage Inc. it's successors and assigns
On November 12th, 2025

By: 
Veronica Talley, Assistant Secretary

STATE OF Texas
COUNTY OF Dallas

On November 12th, 2025, before me, Angel Perez, a Notary Public in and for Dallas in the State of Texas, personally appeared Veronica Talley, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for MLD Mortgage Inc. it's successors and assigns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


Angel Perez
Notary Expires: 6/18/2029 #135520113



Prepared By: Anne Finkel, Title Clearing and Escrow 1601 LBJ Freeway Suite 150 Farmers Branch, TX, 75234 1-800-495-7166



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2025 01:25:06 PM
\$23.00 BRITTANI
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