

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


Loan Number 7912024093

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 NATIONAL BANK OF COMMERCE, 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 ONSLOW BAY FINANCIAL LLC, WHOSE ADDRESS IS C/O PHH MORTGAGE CORPORATION, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

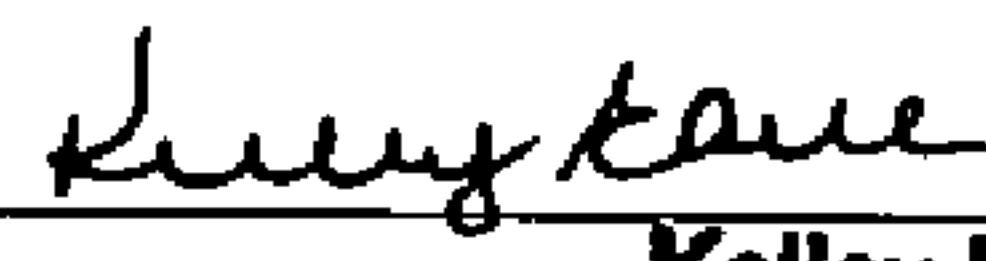
Said Mortgage dated 07/02/2015, made by PATRICK E. MUMFORD AND CHRISTIE N. MUMFORD, HUSBAND AND WIFE in the amount of \$307,062.00, and recorded in Mortgage Instrument # 20150706000226570 of the records in the office of the Judge of Probate of SHELBY County, ALABAMA.

Dated this 6th day of January, 2026  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONAL BANK OF COMMERCE, ITS SUCCESSORS AND ASSIGNS

By:   
Donna Valenzano, 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 6th day of January, 2026, by Donna Valenzano as Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONAL BANK OF COMMERCE, 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.

  
Kelley Earle  
Notary Public - STATE OF FLORIDA  
Commission expires: 12/18/2027

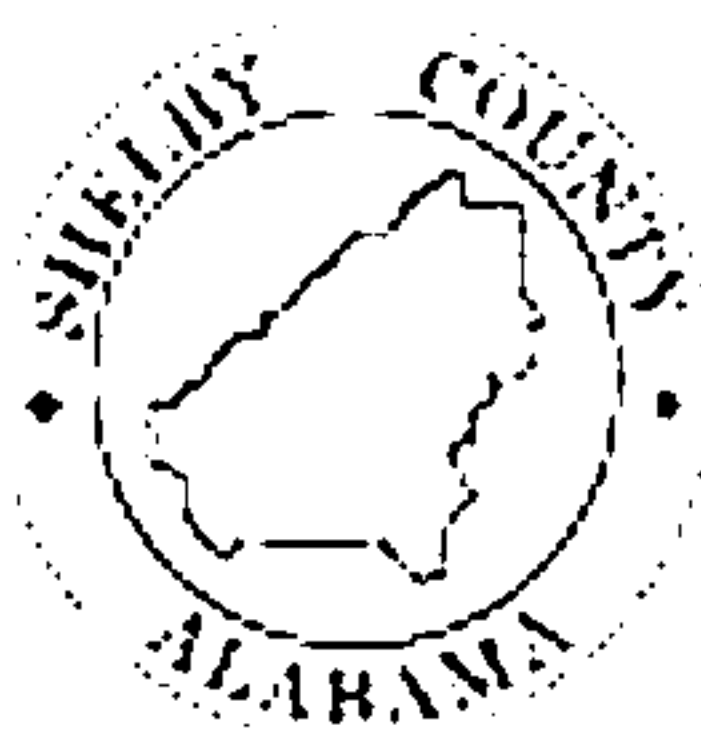
 KELLE Y EARLE  
Notary Public  
State of Florida  
Comm# HH468739  
Expires 12/18/2027

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

PHHPD 449305169 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100528820140801889 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 T052601-09:04:03 [C-1] FRMAL1



\*D0121398894\*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2026 08:01:08 AM  
\$24.00 JOANN  
20260108000005950