

Recorded: 10/18/2024 at 9:12:12.0 AM  
County Recording Fee: \$7.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$10.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2024 PG: 2628

**ASSIGNMENT OF MORTGAGE**

MIN: 1000637-0000668479-6 || | Phone: 888-679-6377 | Address: P.O. Box 2026, Flint, MI 48501-2026


**TOWNE MORTGAGE COMPANY**, 888 W. Big Beaver Road, Suite 310, Troy, Michigan 48084 (“Assignor”), assigns, transfers and sets over to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR TOWNE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**, P.O. Box 2026, Flint, MI 48501-2026, (“Assignee”), and all attendant liens, rights in the following described Mortgage:

**Original Loan Amount:** \$91,919.00  
**Mortgage Recorded:** 05/09/2023 BOOK: 2023 PAGE: 1007  
**Original Borrower(s):** TIFFANY THEISEN AND ADAM THEISEN, WIFE AND HUSBAND

The legal description contained in the security instrument is as follows: THE WEST FIFTY-FIVE (55) FEET OF THE NORTH EIGHTEEN (18) FEET AND SIX (6) INCHES OF LOT FIVE (5) AND THE WEST FIFTY-FIVE (55) FEET OF LOT SIX (6) AND THE WEST FIFTY-FIVE (55) FEET OF THE SOUTH FORTY (40) FEET OF LOT SEVEN (7), BLOCK TWO (2), COLONY ADDITION TO COLESBURG, IOWA, ACCORDING TO CORRECTED AND AMENDED PLAT OF COLESBURG, IOWA, RECORDED IN BOOK 1 PLATS, PAGES 73-86. Property Address: 228 MAIN ST, COLESBURG, IOWA 52035 APN: 450-00-03-024-00

Dated: October 9, 2024

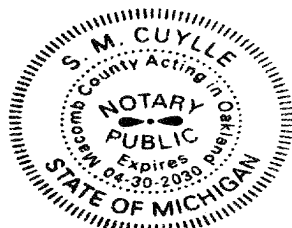
**TOWNE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS**

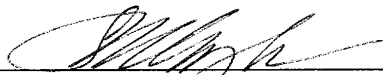
  
By: Samantha Garcia  
Its: Senior Default Leader

**ACKNOWLEDGMENT**

STATE OF MICHIGAN            } ss.  
COUNTY OF OAKLAND        }

BE IT REMEMBERED, that on this 9<sup>th</sup> day of October, 2024, before me the undersigned, a notary public in and for the county and state, came Samantha Garcia, who is the same person who executed this instrument as Senior Default Leader for Towne Mortgage Company, its successors and assigns, and such person acknowledged the execution to be the act and deed of the corporation. In witness, I have set my hand and affixed by official seal the day and year last above written.



  
S.M. CUYLLE, Notary Public  
Macomb County, State of Michigan  
My Commission Expires: April 30, 2030  
Acting in Oakland County, Michigan

**Drafted by and when recorded return to:**  
Susan Cuyllle, Default Servicing  
TOWNE MORTGAGE COMPANY  
888 W. Big Beaver Road, Suite 310  
Troy, Michigan 48084  
(Tel) 800.979.9977