

Recorded: 4/17/2025 at 10:52:35.0 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: 2025 PG: 958

ASSIGNMENT OF MORTGAGE

MERS Min #: 1000637-0000668479-6 || MERS Phone #: (888) 679-6377
Address: 11819 Miami St., Suite 100, Omaha, NE 68164; P.O. Box 2026, Flint, MI 48501-2026

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR TOWNE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS, whose address is 11819 Miami St., Suite 100, Omaha, NE 68164; P.O. Box 2026, Flint, MI 48501-2026, ("Assignor"), assigns, transfers and sets over to **TOWNE MORTGAGE COMPANY**, whose address is 888 W. Big Beaver Road, Suite 310, Troy, Michigan 48084, ("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: April 16, 2025

**MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS MORTGAGEE AS
NOMINEE FOR TOWNE MORTGAGE
COMPANY, ITS SUCCESSORS AND ASSIGNS**


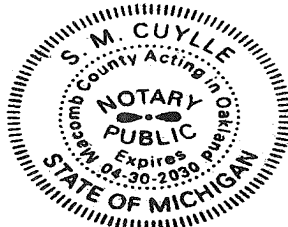


By: Kim Goodell
Its: Assistant Secretary

ACKNOWLEDGMENT

STATE OF MICHIGAN } ss.
COUNTY OF OAKLAND }

BE IT REMEMBERED, that on this 16th day of April, 2025, before me the undersigned, a notary public in and for the county and state, came Kim Goodell, who is the same person who executed this instrument as Assistant Secretary for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE 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
Phone: (800) 979-9977

575975/THEISEN