

Recorded: 2/12/2026 at 1:10:06.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 343

Prepared By: Elisha Thompson, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS
WATERS BLVD, COPPELL, TX 75019 1-888-480-2432

Return By Mail To:
NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
DALLAS, TX 75261-9947



RELEASE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****8444 "HEIMS" Lender ID:FV5 Delaware, Iowa
MIN #: 100049700008821114 MERS Corporate Phone Number: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that FEDERAL NATIONAL MORTGAGE ASSOCIATION A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATE OF AMERICA, BY NATIONSTAR MORTGAGE LLC, ITS ATTORNEY-IN-FACT whose address is 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019 present Mortgagee of a certain Mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said Mortgage.

Original Mortgagor: TIMOTHY M HEIMS & LISA A HEIMS HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEEE,
AS NOMINEE FOR ADVANCED FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS
Dated: 05/02/2007 Recorded: 05/16/2007 in Book/Reel/Liber: 2007 Page/Folio: 1549 as Instrument No.:
2007 1549 in the records of the County Recorder of Delaware State of Iowa

Property Address: 820 SHERMAN AVE, MANCHESTER, IA 52057

IN WITNESS WHEREOF, the undersigned, by the officers duly authorized, has duly executed as a free act and deed the foregoing instrument.

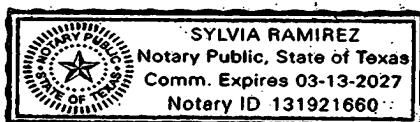
FEDERAL NATIONAL MORTGAGE ASSOCIATION A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATE OF AMERICA, BY NATIONSTAR MORTGAGE LLC, ITS ATTORNEY-IN-FACT
On JAN 08 2026

By: 
TSEDALE ALEMU, Vice-President

STATE OF Texas
COUNTY OF Dallas

On JAN 08 2026, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of FEDERAL NATIONAL MORTGAGE ASSOCIATION A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATE OF AMERICA, BY NATIONSTAR MORTGAGE LLC, ITS ATTORNEY-IN-FACT, personally known to me 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,



Sylvia Ramirez
SYLVIA RAMIREZ

Notary Expires: 03/13/2027 #131921660

(This area for notarial seal)