

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 MORTGAGEE,
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: 
TSEDAL ALEMU, Vice-President

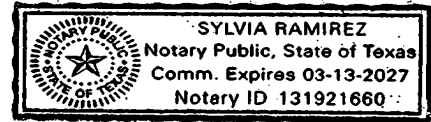
STATE OF Texas
COUNTY OF Dallas

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

Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)