



Document 2023 1752

Book 2023 Page 1752 Type 05 001 Pages 2
Date 7/28/2023 Time 11:09:06AM
Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

PREPARED BY: DANIEL FRONGNER, FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

IOWA

COUNTY OF MADISON

LOAN NO.: 8106792586



ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FORTRESS BANK, ITS SUCCESSORS AND ASSIGNS located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does by these presents grant, bargain, assign, transfer, and set over unto CITIZENS BANK, N.A. located at 10561 TELEGRAPH ROAD, GLEN ALLEN, VA 23059, Assignee, its successors and assigns, all Assignor's right, title, and interest in and to that certain Mortgage dated DECEMBER 10, 2021, executed by AMANDA KAY MINELLA AND VIC S MINELLA WIFE AND HUSBAND, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FORTRESS BANK, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded in the Office of the County Recorder for MADISON County, State of IOWA, in Book 2021 at Page 5094 as Document No. 2021 5094.

AS DESCRIBED IN SAID DEED OF TRUST

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever, subject only to the provisions in the said indenture of mortgage contained. TOGETHER WITH all rights accrued or to accrue under said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 19, 2023.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FORTRESS BANK, ITS SUCCESSORS AND ASSIGNS


DANIEL FRONGNER, VICE PRESIDENT

CB8080118IM - AM - IA



Page 1 of 2

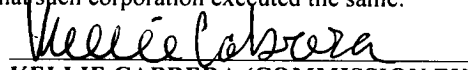


MIN: 100951017027259804

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **JULY 19, 2023**, before me, **KELLIE CABRERA**, personally appeared **DANIEL FRONGNER** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE, AS NOMINEE FOR FORTRESS BANK, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



KELLIE CABRERA (COMMISSION EXP. 07/02/2026)
NOTARY PUBLIC

