

BK: 2025 PG: 1612  
Recorded: 6/24/2025 at 2:03:35.0 PM  
Pages 2  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Prepared By: Sylvia Ramirez, 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 #:\*\*\*\*\*1241 "GAYTAN" Lender ID:LIC Madison, Iowa  
MIN #: 100294301000333844 MERS Corporate Phone Number: 1-888-679-6377

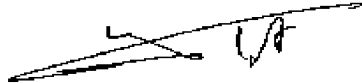
KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL, INC. DBA FRONTIER MORTGAGE ITS SUCCESSORS AND/OR ASSIGNS whose address is 11819 MIAMI ST, SUITE 100, OMAHA, NE 68164 present Mortgagee of a certain Mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said Mortgage.

Original Mortgagor: HEATHER GAYTAN, A SINGLE PERSON.  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL, INC. DBA FRONTIER MORTGAGE ITS SUCCESSORS AND ASSIGNS  
Dated: 06/30/2020 Recorded: 07/02/2020 in Book/Reel/Liber: 2020 Page/Folio: 2348 as Instrument No.: 2020 2348 in the records of the County Recorder of Madison State of Iowa

Property Address: 703 N 3RD AVENUE, WINTERSET, IA 50273

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL, INC. DBA FRONTIER MORTGAGE ITS SUCCESSORS AND/OR ASSIGNS  
On June 24th, 2025

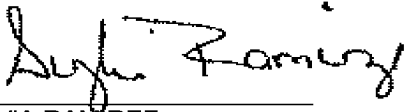
By: 

TSEDALE ALEMU, Vice-President

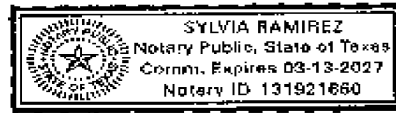
STATE OF Texas  
COUNTY OF Dallas

On June 24th, 2025, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL, INC. DBA FRONTIER MORTGAGE ITS SUCCESSORS AND/OR ASSIGNS, 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)