

BK: 2025 PG: 3525
Recorded: 12/26/2025 at 9:22:02.0 AM
Pages 1
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

When Recorded Return To:
PHH Mortgage
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

Document Prepared By:
**Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152**

ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL INC. DBA FRONTIER MORTGAGE, ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage with all liens, and any rights due or to become due thereon to **PHH ASSET SERVICES LLC, WHOSE ADDRESS IS C/O PHH MORTGAGE CORPORATION, 5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**.

Said Mortgage dated 07/26/2024, executed by **MICHAEL BROOK AND MORGAN M. BROOK, HUSBAND AND WIFE AND ERICK GUSTAFSON AND DONNA GUSTAFSON, HUSBAND AND WIFE (grantor)** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL INC. DBA FRONTIER MORTGAGE, ITS SUCCESSORS AND ASSIGNS (grantee)** and recorded in **Book 2024, Page 1824 and Doc # 2024 1824** in the office of the Recorder of **MADISON** County, State of **Iowa**.

Dated this 26th day of December in the year 2025
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL INC. DBA FRONTIER MORTGAGE, ITS SUCCESSORS AND ASSIGNS

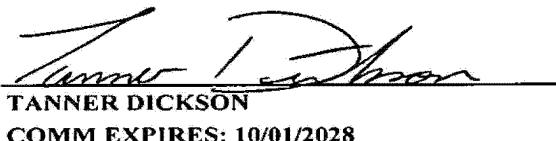


MACKENZIE EICHEN
VICE PRESIDENT

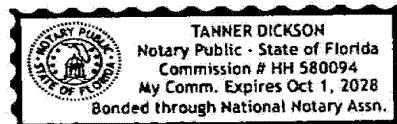
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 26th day of December in the year 2025, by Mackenzie Eichen as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR FRONTIER FINANCIAL INC. DBA FRONTIER MORTGAGE, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



TANNER DICKSON
COMM EXPIRES: 10/01/2028



PHH02 449060752 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) OCWEN-NVLER MIN 100294301000422175 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026
DOCR T262512-12:37:51 [C-1] EFRMIA1



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