

BK: 2025 PG: 678  
Recorded: 3/21/2025 at 3:11:23.0 PM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This Instrument Prepared  
By: FORTRESS BANK  
Paula Cockrell  
563-362-0453  
3260 E 53rd Street  
Davenport, IA 52807

After Recording Return To:  
FORTRESS BANK  
ATTN PAULA COCKRELL  
3260 E 53RD ST  
DAVENPORT, IOWA 52807

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## ASSIGNMENT OF MORTGAGE

Loan Number: 0010127504

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to PNC Bank, National Association, 3232 Newmark Drive, Miamisburg, OH 45342

all beneficial interest under that certain Mortgage dated March 1, 2023 executed by  
Matthew J Wiseman and Angela M Wiseman husband and wife, 1904 Nature Trail, WINTERSET,  
IOWA 50273, Mortgagor,

and recorded either:

concurrently herewith; or

on 03/03/2023, as Instrument No. 2023 440 in book 2023,  
page 440, in the Official Records in the County Recorder's office of Madison  
County, IOWA, describing land therein as:



Lot Eight (8) of Second West Court Addition to Winterset, Madison County, Iowa.  
LOT 8 WEST COURT 2ND ADDN  
A.P.N.: 820004100080000

Commonly known as: 102 S 10th Ave, WINTERSET, IOWA 50273-1711

Assessor's Parcel #: 820004100080000

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Mortgage. The original principal amount due under this note(s) is \$ 128,000.00

FORTRESS BANK, AN ILLINOIS BANKING CORPORATION

By: *Lisa Lewis*  
Lisa Lewis, SVP Mortgage Banking

(Seal)

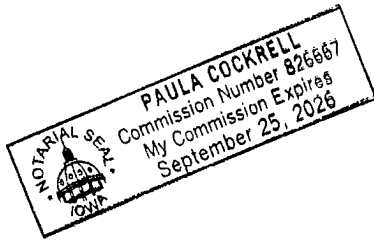
**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

[Space Below This Line For Acknowledgments]

State of Iowa )  
County of Scott ) ss.

This record was acknowledged before me on MARCH 3, 2015 by  
Lisa Lewis

as SVP MORTGAGE BANKING of FORTRESS BANK



(Stamp or Seal)

Paula Cockrell  
Signature of Notarial Officer

NOTARY  
Title of Office

My commission expires: SEPTEMBER 25, 2016