

BK: 2026 PG: 1525
Recorded: 5/29/2026 at 2:53:22.0 PM
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:
Shellpoint Mortgage Servicing
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

Loan Number 0698996733


ASSIGNMENT OF MORTGAGE

SEND ALL OTHER BORROWER OR LOAN RELATED CORRESPONDENCE TO: Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0826, Toll-free Phone: (800) 365-7107

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 CHAMPIONS FUNDING LLC, 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 **CHAMPIONS FUNDING, LLC, WHOSE ADDRESS IS 365 E. GERMANN ROAD, SUITE 140, GILBERT, AZ 85297, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE)**.

Said Mortgage dated 09/03/2025, executed by **DAWN HOVICK (grantor)** to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR CHAMPIONS FUNDING LLC, ITS SUCCESSORS AND ASSIGNS (grantee)** and recorded in **Book 2025 and Page 2476** in the office of the Recorder of **MADISON** County, State of **Iowa**.


Dated this 29th day of May in the year 2026
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE **FOR CHAMPIONS FUNDING LLC, ITS SUCCESSORS AND ASSIGNS**


MONYAI JONES
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 MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me on this 29th day of May in the year 2026 by Monyai Jones as VICE PRESIDENT who is/are authorized to execute this instrument on behalf of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CHAMPIONS FUNDING LLC, ITS SUCCESSORS AND ASSIGNS. He/she/they is (are) personally known to me.


I. WILLIAMS
COMM EXPIRES: 6/6/2031

I WILLIAMS
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 06, 2031
Acting in the County of Oakland

This notarization was performed using electronic technology by Nationwide Title Clearing, LLC.

SPTDA 452002143 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) PRE-REFERRAL MIN 10163380000427108 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026
DOCR T292605-10:21:19 [C-1] EFRMIA1



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