Book 2014 Page 2509

Document 2014 2509 Type 05 001 Pages 3
Date 10/03/2014 Time 9:14:26AM
Rec Amt $19.00*

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Recording Requested By/Return to:
Orion Financial Group, Inc.
2860 Exchange Blvd, Suite 100
Southlake, TX 76092
This Instrument was prepared by: Stacie Wagner, Visio Financial Services, Inc., 1905 Kramer Lane, #B700, Austin, TX 78758

ASSIGNMENT OF MORTGAGE

Loan No.: 1402072

KNOW ALL MEN BY THESE PRESENTS: THAT **VISIO FINANCIAL SERVICES, INC.**, existing under the laws of the State of Delaware, residing or located at 1905 Kramer Lane, Ste. B700 , in the City of Austin in the County of Travis and in the State of TX , herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to **VFS LENDING JV, LLC**, residing or located at 805 Las Cimas Parkway, Suite 355, Austin, TX 78746, herein designated as the Assignee, a certain Mortgage dated 3/11/2015,14 made by MASON S NOSBISCH, A SINGLE MAN on real property located at

111 Gay Street, Delhi, IA 52223, in the County of **Delaware** and State of **IA**,

SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF
ON PAGE 3

to secure payment of the sum of $49,435.00 which mortgage is recorded in the Clerk's office of the County of Delaware in IA on 4/4/2014, BK 2014, PG 768.

TOGETHER with the Bond, Note or other Obligation therein described, and the money due and to grow due thereon, with the interest. TO HAVE AND TO HOLD the save unto the said Assignee forever, subject only to all the provisions contained in the said MORTGAGE and the Bond, Note or other Obligation. AND the said Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead but at the Assignee's cost and expense, to have, use and take all lawful ways and means for the recovery of all the said money and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

AND the Assignor covenants that there is now due and owing the said MORTGAGE and the Bond, Note or other Obligation secured thereby, the sum of $49,435.00 principal with interest thereon to be computed at the rate of Eighteen percent (18.000%) per year from 3/11/2015, and there are no set-offs, counter claims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Orion Financial Group Inc.

NOCBISCH, MASON *14051121*

VISIO/VFSJV/AOM

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of MORTGAGE on July 9, 2014.

Signed, Sealed and Delivered in the presence of or attested by:

VISIO FINANCIAL SERVICES, INC,
a Delaware Corporation
By: Visio Limited, as its sole shareholder

Witness: Janice Ross

By: Crystal McDade
As Its: Closing Specialist

Witness: Sandy Martin

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this July 9, 2014 by Crystal McDade, as Closing Specialist of Visio Limited, being sole shareholder of Visio Financial Services, Inc, a Delaware Corporation, its successors and assigns on behalf of said corporation.

STACIE ANN WAGNER
Notary Public, State of Texas
My Commission Expires
May 29, 2018

NOTARY PUBLIC – Stacie Ann Wagner
My Commission Expires: 05/29/2018

EXHIBIT "A"

TWENTY-TWO (22)

Lot Six (6), and the West One-Half (W 1/2) of Lot Five (5), Block ~~Twenty (20)~~, Delhi, Delaware County, Iowa according to the plat recorded in Book AL.D, Page 128, 129.

PARCEL # 490000306500

LOAN # 1402072

PROPERTY ADDRESS:

111 Gay Street Delhi IA 52223