Recorded: 2/28/2025 at 10:00:20.0 AM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.00
Combined Fee: $10.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 521

Prepared By:	WELLS FARGO BANK, N.A. STACI HARTMAN	Address:	1801 PARK VIEW DRIVE, N9162-01X SHOREVIEW, MN55126	Phone Number:	800-328-5074

ASSIGNMENT OF MORTGAGE

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **WELLS FARGO BANK, N.A.** , **1 HOME CAMPUS, DES MOINES, IA50328** , by these presents does convey, assign, transfer and set over to: **NATIONSTAR MORTGAGE LLC** , **8950 CYPRESS WATERS BLVD, COPPELL, TX75019** , the described Mortgage, with all interest, all liens, and any rights due or to become due thereon. Said Mortgage for **$61006.00** is recorded in the State of **IA** , County of **Delaware** Official Records, dated **12/21/2012** and recorded on **01/07/2013** , in Book No. **2013** , at Page No. **109** .
Original Mortgagor: **SHAWN T BEAMAN AND BRANDY JEAN BEAMAN, HUSBAND AND WIFE**
Original Mortgagee: **WELLS FARGO BANK, N.A.**
Property Address: **307 BROADWAY ST SW HOPKINTON, IA52237-9519**
Date: **02/28/2025**

WELLS FARGO BANK, N.A.
By:

JAKE DYLAN RONNENG, Vice President Loan Documentation

STATE OF MN
COUNTY OF Ramsey } s.s.

This instrument was acknowledged before me on **02/28/2025** by **JAKE DYLAN RONNENG** as **Vice President Loan Documentation** of **WELLS FARGO BANK, N.A.**

JONATHAN SUOMI, Notary Public
Commission #: **1372563900038**
My Commission Expires: **01/31/2028**

JONATHAN SUOMI
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/28

AND WHEN RECORDED MAIL TO: **WELLS FARGO BANK, N.A. 1801 PARK VIEW DRIVE MAC:N9162-01X SHOREVIEW MN 55126,**

ATTN: ASSIGNMENT TEAM
eb6a25fe