

BK: 2023 PG: 589
Recorded: 3/23/2023 at 1:56:30.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax:
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Valencia Metcalf, NATIONSTAR MORTGAGE DBA MR. COOPER 8950 CYPRESS
WATERS BLVD, COPPELL, TX 75019 1-888-480-2432

Return By Mail To:
NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
P.O. BOX 619092
DALLAS, TX 75261-9947



RELEASE OF MORTGAGE

NATIONSTAR MORTGAGE #:*****7323 "FRANKLIN" Lender ID:LAG Madison, Iowa
MIN #: 100011511235447787 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A. ITS SUCCESSORS AND/OR ASSIGNS whose address is 11819 MIAMI ST, SUITE 100, OMAHA, NE 68164 present Mortgagee of a certain Mortgage, whose parties, dates and recording information are below, does hereby cancel and discharge said Mortgage.

Original Mortgagor: STEVEN T FRANKLIN AND LAURA FRANKLIN AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A. ITS SUCCESSORS AND ASSIGNS

Dated: 04/22/2013 Recorded: 05/24/2013 in Book/Reel/Liber: 2013 Page/Folio: 1499 in the records of the County Recorder of Madison State of Iowa

Property Address: 1161 W SUMMIT ST, WINTERSET, IA 50273

IN WITNESS WHEREOF, the undersigned, by the officers duly authorized, has duly executed as a free act and deed the foregoing instrument.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR CITIBANK, N.A. ITS SUCCESSORS AND/OR ASSIGNS

On March 23rd, 2023

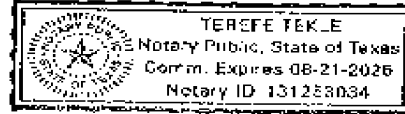
By: _____
SYLVIA RAMIREZ, Vice-President

STATE OF Texas
COUNTY OF Denton

On March 23rd, 2023, before me, TEREFE TEKLE, a Notary Public in and for Denton in the State of Texas, personally appeared SYLVIA RAMIREZ, Vice-President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WIT  hand and official seal,

TEREFE TEKLE
Notary Expires: 08/21/2025 #131253034



(This area for notarial seal)