

BK: 2024 PG: 1898
Recorded: 8/7/2024 at 12:19:20.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PREPARED BY: ASHLEY RYDALCH, FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895
WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

IOWA
COUNTY OF MADISON
LOAN NO.: 0441423808



ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS located at P.O. BOX 2026, FLINT, MICHIGAN 48501-2026, Assignor, does by these presents grant, bargain, assign, transfer, and set over without recourse, representation or warranty, expressed or implied unto LAKEVIEW LOAN SERVICING, LLC located at 4425 PONCE DE LEON BLVD, MS 5-251, CORAL GABLES, FL 33146, Assignee, its successors and assigns, all Assignor's right, title, and interest in and to that certain Mortgage described below.

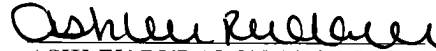
Said Mortgage dated AUGUST 13, 2021, executed by LARRY GIVENS, A SINGLE MAN, Mortgagor, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, Original Mortgagee, and recorded in the Office of the County Recorder for MADISON County, State of IOWA, on AUGUST 18, 2021 in Book 2021 at Page 3472 as Document No. 2021 3472.

AS DESCRIBED IN SAID DEED OF TRUST

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns, forever, subject only to the provisions in the said indenture of mortgage contained. TOGETHER WITH all rights accrued or to accrue under said Mortgage.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on AUGUST 06, 2024.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS


ASHLEY RYDALCH, VICE PRESIDENT



STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **AUGUST 06, 2024**, before me, **ADDISON RICE**, personally appeared **ASHLEY RYDALCH** known to me to be the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.



ADDISON RICE (COMM. EXP. 06/15/2030)
NOTARY PUBLIC

