

BK: 2024 PG: 2970  
Recorded: 12/9/2024 at 2:17:21.0 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: AMY COLVIN, 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.: 504973490



## ASSIGNMENT OF REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That for good and valuable consideration, the receipt of which is hereby acknowledged, **FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB** located at **5151 CORPORATE DRIVE, TROY, MI 48098**, Assignor, does by these presents grant, bargain, assign, transfer, and set over without recourse, representation or warranty, expressed or implied unto **NATIONSTAR MORTGAGE LLC** located at **8950 CYPRESS WATERS BLVD, COPPELL, TX 75019**, Assignee, its successors and assigns, all Assignor's right, title, and interest in and to that certain Mortgage described below.

Said Mortgage dated **AUGUST 27, 2018**, executed by **ROMAN RICHARD AVILA AND RACHEL RENEE AVILA, HUSBAND AND WIFE**, Mortgagor, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS MORTGAGEE, AS NOMINEE FOR **GERSHMAN INVESTMENT CORP. D/B/A GERSHMAN MORTGAGE, ITS SUCCESSORS AND ASSIGNS**, Original Mortgagee, and recorded in the Office of the County Recorder for **MADISON** County, State of **IOWA**, in Book **2018** at Page **2899**.

### 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 **DECEMBER 06, 2024**.

**FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB, BY FIRST AMERICAN MORTGAGE SOLUTIONS, AS ATTORNEY IN FACT, POWER OF ATTORNEY RECORDED ON 11/08/2024 IN BOOK 2024 PAGE 2733**

  
AMY COLVIN, VICE PRESIDENT

FS8090112IM - AM5 - IA



Page 1 of 2



MIN: 100063000001075722

MERS PHONE: 1-888-679-6377

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On **DECEMBER 06, 2024**, before me, **KATIE OLSON**, personally appeared **AMY COLVIN** known to me to be the **VICE PRESIDENT** of **FIRST AMERICAN MORTGAGE SOLUTIONS AS ATTORNEY-IN-FACT FOR FLAGSTAR BANK, N.A., F/K/A FLAGSTAR BANK, FSB** 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.



**KATIE OLSON (COMM. EXP. 02/26/2027)**  
NOTARY PUBLIC

