

BK: 2025 PG: 1893
Recorded: 7/23/2025 at 1:04:22.0 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: Sylvia Ramirez, 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 #:*****2453 "BRANZ" Lender ID:LM9 Madison, Iowa
MIN #: 100052550572163839 MERS Corporate Phone Number: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS that MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB. IT'S SUCCESSOR 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: TYLER BRANZ, A MARRIED PERSON, JOINED BY SPOUSE, NICHOLE MARIE BRANZ, FOR MARITAL RIGHTS ONLY

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB. ITS SUCCESSORS AND ASSIGNS

Dated: 01/10/2022 Recorded: 01/18/2022 in Book/Reel/Liber: 2022 Page/Folio: 167 in the records of the County Recorder of Madison State of Iowa

Property Address: 1310 W JEFFERSON 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 FLAGSTAR BANK, FSB. IT'S SUCCESSOR AND/OR ASSIGNS

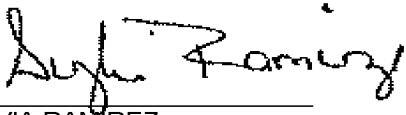
On July 23rd, 2025

By: _____
TEREFE TEKLE, Vice-President

STATE OF Texas
COUNTY OF Dallas

On July 23rd, 2025, before me, SYLVIA RAMIREZ, a Notary Public in and for Dallas in the State of Texas, personally appeared TEREFE TEKLE, Vice-President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR FLAGSTAR BANK, FSB. IT'S SUCCESSOR AND/OR ASSIGNS, personally known to me 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.

WITNESS my hand and official seal,



SYLVIA RAMIREZ
Notary Expires: 03/13/2027 #131921660



(This area for notarial seal)