

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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**\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\***

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**\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\***

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Instrument #:	2026001143	
Receipt Number:	220946	Return To:
Recorded As:	EREC-MORTGAGE ASSIGNMENT	
Recorded On:	January 16, 2026	
Recorded At:	09:52:25 AM	Received From: CSC
Recorded By:	NW	Parties:
Book/Page:	RB 16354: 28 - 30	Direct- ESPARZA, ARIADNE C
Total Pages:	3	Indirect- MORTGAGE ELECTRONIC REGISTRATION

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**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

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Recording Fee: \$10.00  
Tax Charge: \$0.00



*Margaret Bailey*

Margaret Bailey - Register of Deeds

This Document Prepared By:

**JEFF OSGOOD**

**FIRST AMERICAN MORTGAGE SOLUTIONS**

**1795 INTERNATIONAL WAY**

**IDAHO FALLS, ID 83402**

**(208) 528-9895**

When Recorded Mail To:

**FIRST AMERICAN MORTGAGE SOLUTIONS**

**1795 INTERNATIONAL WAY**

**IDAHO FALLS, ID 83402**

**Tax/Parcel #: 172-07-08-011**

\_\_\_\_\_[Space Above This Line for Recording Data]\_\_\_\_\_

## **ASSIGNMENT OF MORTGAGE**

For Value Received, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS** (herein "Assignor"), whose address is **P.O. Box 2026, Flint, MI 48501-2026**, does hereby grant, assign, transfer and convey unto **BANK OF AMERICA, N.A.** (herein "Assignee"), whose address is **4909 SAVARESE CIRCLE, TAMPA, FL 33634**, and its successors and assigns all its right, title and interest in and to a certain Mortgage described below.

Mortgagee: **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")**, AS **MORTGAGEE**, AS **NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS**

Borrower(s): **ARIADNE C ESPARZA, MARRIED PERSON**

Date of Mortgage: **MAY 3, 2016**


Original Loan Amount: **\$167,000.00 (ONE HUNDRED SIXTY-SEVEN THOUSAND DOLLARS AND 0 CENTS)**

Property Address: **5020 HIDDEN FOREST LN, NORTH CHARLESTON, SOUTH CAROLINA 29420**

Recorded on **MAY 6, 2016** in **INSTRUMENT NO. 2016910604 BOOK 10214 PAGE 9** of the official **Records of DORCHESTER COUNTY, State of SOUTH CAROLINA**

Assignment of Mortgage - MERS11072022\_417

Page 1

Wintrack #: 92664232 



23041390259349674

MIN #: 1000157-0009222569-3

MERS Phone#: (888) 679-6377

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Mortgage to be executed on  
01/09/2026

Date

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS  
NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS**

By: Kellie Cabrera  
(Signature)

KELLIE CABRERA

(Print Name)

**VICE PRESIDENT**

Rebecca Higley  
Witness (Signature):

REBECCA HIGLEY

Witness (Print Name)

Katie Olson  
Witness (Signature):

KATIE OLSON

Witness (Print Name)

[Space Below This Line for Acknowledgement]

STATE OF IDAHO  
COUNTY OF BONNEVILLE

On this 9TH day of JANUARY, in the year 2026, before me, ADDISON RICE, a Notary Public,  
personally appeared KELLIE CABRERA, known or identified to me (or proved to me on the oath of) to be  
the **VICE PRESIDENT** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**  
("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS  
AND ASSIGNS that executed the above instrument or the person who executed the instrument on behalf of  
said company and acknowledged to me that such company executed the same.

N/A This notarial act involved the use of communication technology.

(Seal)

Addison Rice  
ADDISON RICE, Notary Public

Commission expires:  
06/15/2030

