

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

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

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

*** ELECTRONICALLY RECORDED DOCUMENT ***

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

*** EXAMINED AND CHARGED AS FOLLOWS ***

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-EVEN 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

Witness (Signature): Z. Higley

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)

Currier
ADDISON RICE, Notary Public

Commission expires:
06/15/2030

