

**RECORDING REQUESTED BY**

NAME: DocSolution, Inc.

**WHEN RECORDED MAIL TO:**

NAME: DOCSOLUTION, INC.

ADDRESS: 2316 SOUTHMORE

CITY / STATE / ZIP: PASADENA, TX 77502

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

Electronically Recorded in Official Records  
County of Sutter

Donna M. Johnston  
County Clerk-Recorder

**DOC# 2025-0001227**

02/12/2025

08:09 AM

Titles: 1 Pages: 4

TKIGER

Fees	\$26.00
Taxes	\$0.00
CA SB2 Fee	\$75.00
<b>Total</b>	<b>\$101.00</b>

(SPACE ABOVE FOR RECORDER'S USE)

Assignment of Deed of Trust  
**(DOCUMENT TITLE)**

Prepared by, Recording Requested By and Return to:



DocSolutionUSA, LLC, dba DocSolution, Inc.  
Warren E. Johnsey, Attorney at Law  
2316 Southmore  
Pasadena, TX 77502  
713-941-4928

DocSolutionUSA, LLC, d/b/a DocSolution, Inc., did not prepare a title search of the Property described in the document below. The Preparer of this document makes no representation as to the status and validity of, including, but not limited to, the title, loan history, boundary survey, property use, or zoning regulations of the Property assigned, transferred, conveyed, released, or any other disposition of the Property. Information herein was provided to the Preparer by Grantor/Grantee and/or their Agent and prepared according to their request.

## ASSIGNMENT OF DEED OF TRUST

MIN: 1008549-3000085702-2 MERS Phone: 1-888-679-6377

9935505099-ER



\* 1 4 0 9 9 3 0 \*



\* 4 0 6 5 3 0 5 \*

FHA Case #: 043-7395924

**FOR AND IN CONSIDERATION** of Ten dollars (\$10.00) and other value received, the undersigned, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY**, whose address is P.O. Box 2026, Flint, MI 48501-2026, **AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS**, does hereby assign, transfer, convey, set over, and deliver to:

**SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, forever and without recourse, whose address is 451 Seventh Street S.W., Washington, DC 20410,

The following described deed of trust:

Dated: **4/20/2007**

Executed by: **DALE A. CAMPBELL AND BETTY SUE CAMPBELL, HUSBAND AND WIFE AS JOINT TENANTS**

Payable to: **FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B.**

Amount of Debt: **\$360,000.00**

Recorded: **4/26/2007**

Recording Information: As Document **2007-0008633**

Recording Jurisdiction: **SUTTER** County Clerk's Office, State of **CALIFORNIA**.

Legal: **SEE ATTACHED EXHIBIT "A"**

Property Address: **750 LINCOLN ROAD APT 50, YUBA CITY, CALIFORNIA 95991**

Parcel: **54-201-083**

Executed this

01/14/2025

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE  
FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS**

*Haleigh Deville Sowell*

By: **HALEIGH DEVILLE SOWELL**Title: **ASSISTANT SECRETARY**

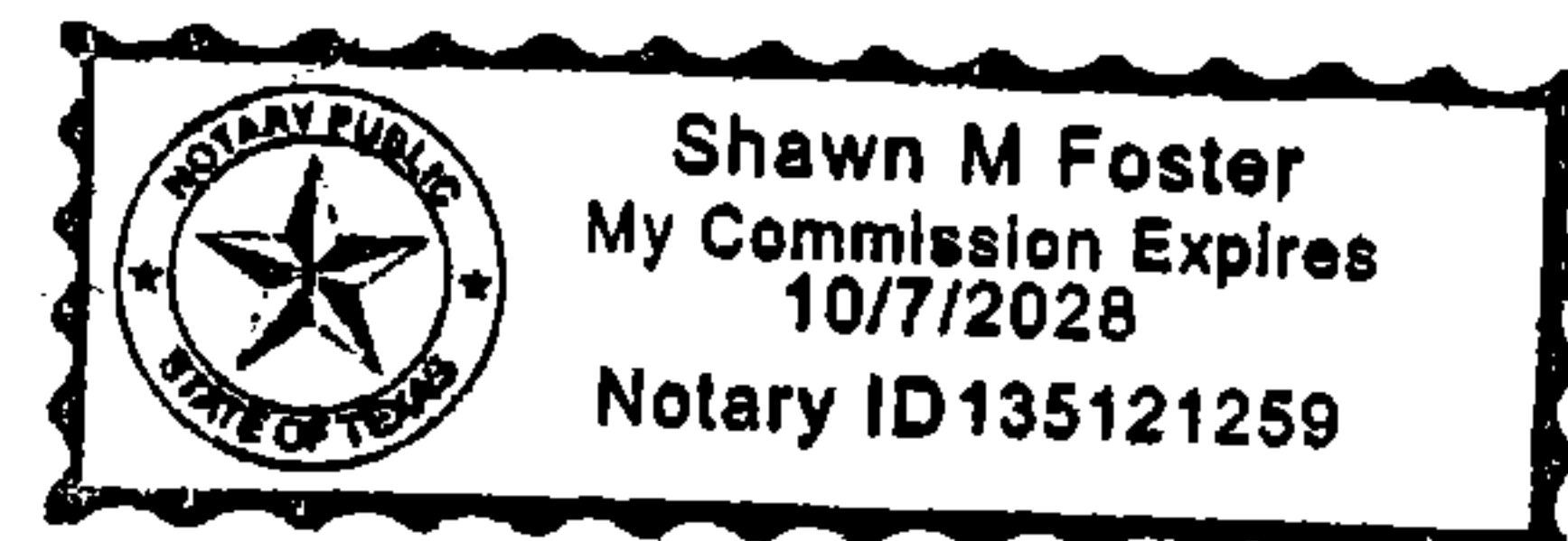
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned, a Notary Public on this day personally appeared HALEIGH DEVILLE SOWELL, ASSISTANT SECRETARY known to me (or proved to me on the oath of \_\_\_\_\_), to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FINANCIAL FREEDOM ACQUISITION LLC, ITS SUCCESSORS AND ASSIGNS a corporation, and that he/she had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 14 day of Jan, A.D. 2025

*Shawn M Foster*  
Notary Public in and for the State of TEXAS  
Notary's Printed Name: Shawn M Foster  
My Commission Expires: 10/07/2028



Mortgage for \$360,000.00 dated 4/20/2007

## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF YUBA CITY, COUNTY OF SUTTER, STATE OF CALIFORNIA:

**PARCEL NO. 1:**

LOT 48, AS SHOWN ON THAT CERTAIN MAP ENTITLED : "THE GROVE-UNIT TWO," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SUTTER COUNTY, ON JUNE 14, 1979, IN BOOK 12 OF SURVEYS, PAGE 87.

**PARCEL NO. 2:**

AN EXCLUSIVE EASEMENT FOR THE OCCUPANCY, USE AND ENJOYMENT OF THE PARKING AREA DESIGNATED AS P.A. 48, ADJACENT TO SAID LOTS AS SHOWN ON SAID MAP, FOR THE PARKING AND STORAGE OF MOTOR VEHICLES AND SUCH OTHER THINGS AS ARE PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED MARCH 15, 1979 AND RECORDED MARCH 20, 1979 IN BOOK 952, PAGE 147, SUTTER COUNTY OFFICIAL RECORDS.

**PARCEL NO. 3 :**

THE NONEXCLUSIVE APPURTENANT EASEMENTS PROVIDED FOR IN THE AFORESAID DECLARATION, IN PARCEL NO. 2 ABOVE.

**APN: 54-201-083**