

2025029888

Total Pages: 2

MC

RELEASE OF LIEN

Loan Number 626201545097

When Recorded Return To:
PennyMac Loan Services, LLC
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

THE STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, that the undersigned acknowledges the payment in full, according to the face and tenor thereof, of a certain promissory note in the original principal sum of \$213,289.30, secured by a certain Deed of Trust executed by ANTONIO JACKSON JR with MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, as the Beneficiary, described in such Deed of Trust dated 06/26/2024 and recorded in Instrument # 2024027570, of the records of Real Property of BRAZORIA County, Texas;

Property Address: 2903 HARBOR SPRING WAY, MANVEL, TX 77578.

Now therefore, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS, as the Designated Beneficiary of said Deed of Trust, does hereby release the Deed of Trust lien shown by said Instrument to exist upon the previously described property, to secure payment of said Note.

IN WITNESS WHEREOF, the said corporation has caused these to be signed by its duly authorized officer, Dated this 25th day of June in the year 2025
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, ITS SUCCESSORS AND ASSIGNS

LAUREN ASTLE

LAUREN ASTLE
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

PNMRC 445125406 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
(MERS) MIN 100350291064512436 MERS PHONE 1-888-679-6377 MERS Mailing
Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T082505-12:22:56 [C-2] ERCNTX1



D0113310681

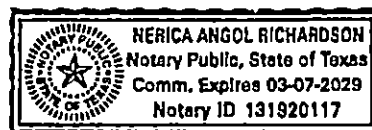
ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned notary public, on this day personally appeared Lauren Astle, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same as the act of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of June, 2025.

[Signature]
Notary Public, State of Texas

My Commission Expires: 3-7-2029

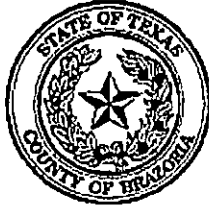


FILED and RECORDED

Instrument Number: 2025029888

Filing and Recording Date: 06/25/2025 02:50:30 PM Pages: 2 Recording Fee: \$25.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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cclerk-lissete