



RELEASE OF LIEN



TEXAS

COUNTY OF FORT BEND

LOAN NO. 7243429193

PREPARED BY: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895

WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402

THE UNDERSIGNED, **VELOCITY COMMERCIAL CAPITAL, LLC**, located at **1 MORTGAGE WAY, MOUNT LAUREL, NJ 08054**, being the current Beneficiary of that certain Deed of Trust or Mortgage described below, in consideration of the full and final payment of the indebtedness secured by said Deed of Trust or Mortgage, has released and discharged, and by these presents hereby releases and discharges, without recourse, representation or warranty, expressed or implied the below described property from all liens securing said indebtedness.

Said Deed of Trust or Mortgage dated **SEPTEMBER 13, 2022** and executed by **THE LAW OFFICE OF ANTHONY S. MUHARIB, PLLC**, Trustor or Grantor, whose mailing address is **1001 TEXAS ST STE 900, HOUSTON, TX 77002**, Trustor or Grantor, to **T.D. SERVICE COMPANY**, Trustee, for the benefit of **VELOCITY COMMERCIAL CAPITAL, LLC**, Original Beneficiary or Grantee, and recorded on **SEPTEMBER 27, 2022**, as Instrument No. **2022123061** in the Real Property Records of the County Clerk in and for **FORT BEND County, State of TEXAS**:

LEGAL DESCRIPTION: **AS DESCRIBED IN SAID DEED OF TRUST OR MORTGAGE**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JUNE 17, 2024**.

VELOCITY COMMERCIAL CAPITAL LLC BY ITS ATTORNEY IN FACT PHH MORTGAGE CORPORATION

Tracy Albertson

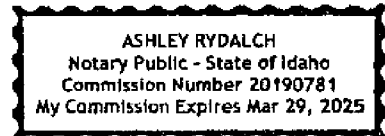
TRACY ALBERTSON, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

On **JUNE 17, 2024**, before me, **ASHLEY RYDALCH**, personally appeared **TRACY ALBERTSON** known to me to be the **VICE PRESIDENT of PHH MORTGAGE CORPORATION AS ATTORNEY-IN-FACT FOR VELOCITY COMMERCIAL CAPITAL, LLC** the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

Ashley Rydalch

ASHLEY RYDALCH (COMMISSION EXP. 03/29/2025)
NOTARY PUBLIC



This document contains electronic signatures.

