

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 007034

2000 FEB -1 AM 10:27

MICHAEL W. CARTER
RECORDER

THIS SPACE FOR RECORDER'S USE ONLY

FIXED RATE LOAN MODIFICATION AGREEMENT

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INS. CO.

WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE - LENDERS ADVANTAGE
3 FIRST AMERICAN WAY
SANTA ANA, CA 92707

TITLE#: 239668

LOAN #: 2-2133237

ATI #: 00030072

STOP



LENDERS ADVANTAGE

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(ADDITIONAL RECORDING FEE APPLIES)

23.00
E.P.
61740792
617407142

25x10

Norwest Loan #: 2-2133237

Investor Loan #: 0002133237

This document was prepared by:

After recording please return to:

Address:

City, State, Zip

When Recorded Mail To: _____
First American Title Insurance _____
3 First American Way _____
Santa Ana, CA 92703 _____
Attn: Cristina Semler _____

FIXED RATE LOAN MODIFICATION AGREEMENT

**THIS MODIFICATION IS TO BE EXECUTED IN DUPLICATE ORIGINALS:
ONE ORIGINAL IS TO BE AFFIXED TO THE ORIGINAL NOTE AND
ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE
THE SECURITY INSTRUMENT IS RECORDED**

This Loan Modification Agreement ("Modification"), effective March 1, 1999, between George E Baughman as Husband and Brenda C Baughman as Wife ("Borrower") and Norwest Mortgage, Inc. ("Lender"), amends and supplements (1) the Note (the "Note") made by the Borrower, dated October 8, 1996, in the original principal sum of U.S. \$95,133.00, and (2) the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument"), recorded on October 16, 1996 as Document No. 96-068800 in Book or Liber, at page(s), of the Official Records of Lake County, IN. The Security Instrument, which was entered into as security for the performance of the Note, encumbers the real and personal property described in the Security Instrument (and defined in the Security Instrument as the "Property"), located at 3606 East 35 Th Place Lake Station, IN 46405, the real property being described as follows:

3616

See Attachment

The Borrower has requested that the Lender modify the terms of the Note and Security Instrument, and the Lender has agreed pursuant to the terms and conditions herein. In consideration of the agreement herein, and other good and valuable consideration, the Borrower and Lender hereby agree to modify the terms of the note and security Instrument as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. The Borrower represents that the Borrower(s) Is the occupant of the Property and are one and the same individuals(s) who executed the original instruments.

Fixed Rate Loan Modification Agreement
(Continued)

2. The Borrower acknowledges that the Lender has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Note and the Security Instrument, and that such costs and expenses, together with unpaid accrued interest, in the total amount of \$4,592.93 have been added to the indebtedness under the terms of the Note and Security Instrument, and that as of **March 1, 1999**, the amount, including the amounts which have been added to the indebtedness, payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$98,352.42.
3. The Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of the Lender. Interest will be charged on the unpaid principal balance at the yearly rate of **9.000%**, beginning **March 1, 1999**. The Borrower promises to make monthly payments of principal and interest of U.S. \$802.85 (not including escrow deposit), beginning on **April 1, 1999** and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **March 1, 2027** (the "Modified Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Modification, the Borrower will pay these amounts in full on the Modified Maturity Date. The Borrower will make such payments at Norwest Mortgage, Inc. or at such other place as the Lender may require.
4. If the Borrower is in default, the Lender may, by providing a written notice to the Borrower, notify the Borrower that the Borrower is in default and that the interest which shall be charged on the Unpaid Principal Balance may be increased to a yearly rate of **9.000%** beginning on an effective date stated in the notice which is at least 30 days after the date on which the notice is delivered or mailed to the Borrower. Unless the entire indebtedness is accelerated, as specified in the Note, the Borrower shall pay such increased monthly payments of principal and interest, as adjusted for the increased rate of interest, as specified by the Lender. The Borrower acknowledges that this would constitute an increase in the rate of interest, compared to the rate of interest which would otherwise apply if the Borrower had not defaulted on this Modification.
5. Except as otherwise modified herein, the Borrower will comply with all other covenants, agreements, and requirements of the Note and the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument.
6. Nothing in this Modification shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Modification, the Note and Security Instrument will remain unchanged and in full effect, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Modification.
7. If one or more riders are executed by the Borrower and recorded together with this Modification, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Modification as if the rider(s) were a part of this Modification. *[Check box if applicable.]*

1-4 Family Rider - Assignment of Rents

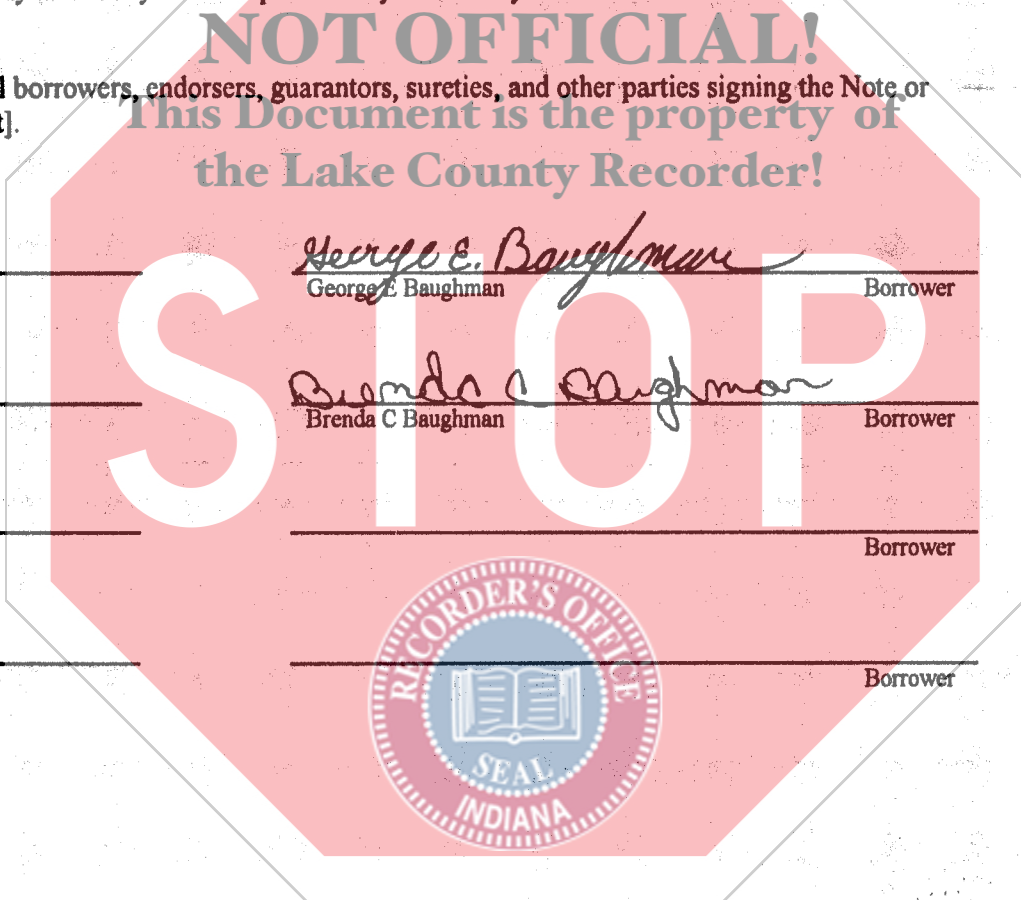
Fixed Rate Loan Modification Agreement
(Continued)

8. Notwithstanding any other covenant, agreement or provision of the Note and Security Instrument, as defined in the Loan Modification Agreement, the Borrower(s) agree as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by the Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of the Loan Modification Agreement.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

[To be signed by all borrowers, endorsers, guarantors, sureties, and other parties signing the Note or Security Instrument].



2-16-99
Date George E. Baughman Borrower

2-16-99
Date Brenda C Baughman Borrower

Date _____ Borrower

Date _____ Borrower

3/8/99
-Date NORWEST MORTGAGE, INC.
By: Don Davis, Vice President
Michelle Shipley, Asst. Vice President

[Space Below This Line for Acknowledgment in Accordance with Laws of Jurisdiction]

STATE OF Indiana)

COUNTY OF Lake)

On this, the 16 day of Feb, 1999 before me personally appeared

Brenda C. Baughman & GEORGE E. BAUGHMAN

known to me personally to be the person(s) described in and who executed the same before me as their free act and deed.

MY COMMISSION EXPIRES:

9/13/06

Barbara Hodal
NOTARY PUBLIC, STATE OF Indiana

Barbara Hodal
PRINTED NAME OF NOTARY

This Document is the property of
the Lake County Recorder!

STATE OF _____)

COUNTY OF _____)

On this, the _____ day of _____, _____ before me personally appeared

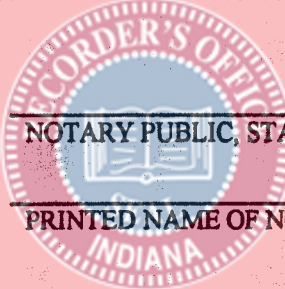
known to me personally to be the person(s) described in and who executed the same before me as their free act and deed.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF _____

PRINTED NAME OF NOTARY

STOP



STATE OF Maryland

Effective Date: March 1, 1999

COUNTY OF Frederick

Borrower(s): George E Baughman

Brenda C Baughman

Property Address: ~~3606~~ East 35 Th Place Lake Station, IN 46405

3616

NMI Loan No.: 2-2133237

COMPLIANCE AGREEMENT

The undersigned Borrower(s), in consideration of the Loan Modification of the above-described loan by NORWEST MORTGAGE, INC. and/or its successors and assigns ("Lender") in the amount of \$98,352.42, as evidenced by a Promissory Note dated October 8, 1996 and secured by the original Deed of Trust or Mortgage dated October 8, 1996 against the real property commonly known as:

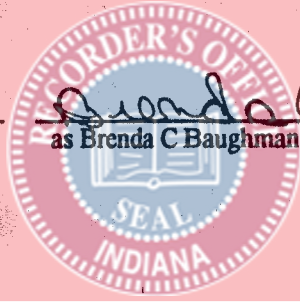
3616
~~3606~~ East 35 Th Place Lake Station, IN 46405

agrees to fully cooperate with any reasonable requests made by Lender, or its agent, (1) to complete such Loan Modification; or, (2) to enable Lender to sell, convey, seek a guaranty or obtain insurance for, or market said loan to any purchaser, including but not limited to, any investor or institution, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Department of Housing and Urban Development, the Department of Veterans Affairs, or any municipal bonding authority, or to ensure enforceability of loan if kept in Lender's own portfolio. These requests may include, but are not limited to, all changes, corrections, re-executions or modifications of any documents related to such loan, or execution or any additional documents as may be required.

The undersigned will comply with all such requests within thirty (30) days from the date they are made by Lender or its agent. If Borrower(s) fails to meet its obligations hereunder, Borrower(s) agree to be liable for and to pay or reimburse Lender for all costs including, but not limited to, actual expenses, legal fees, court costs, and marketing losses incurred or sustained by Lender to enforce its rights hereunder and caused by such failure.

Dated this 16 day of February 1999

George E. Baughman
as George E Baughman



Brenda C Baughman
as Brenda C Baughman

(LENDER'S CORPORATE ACKNOWLEDGMENT)

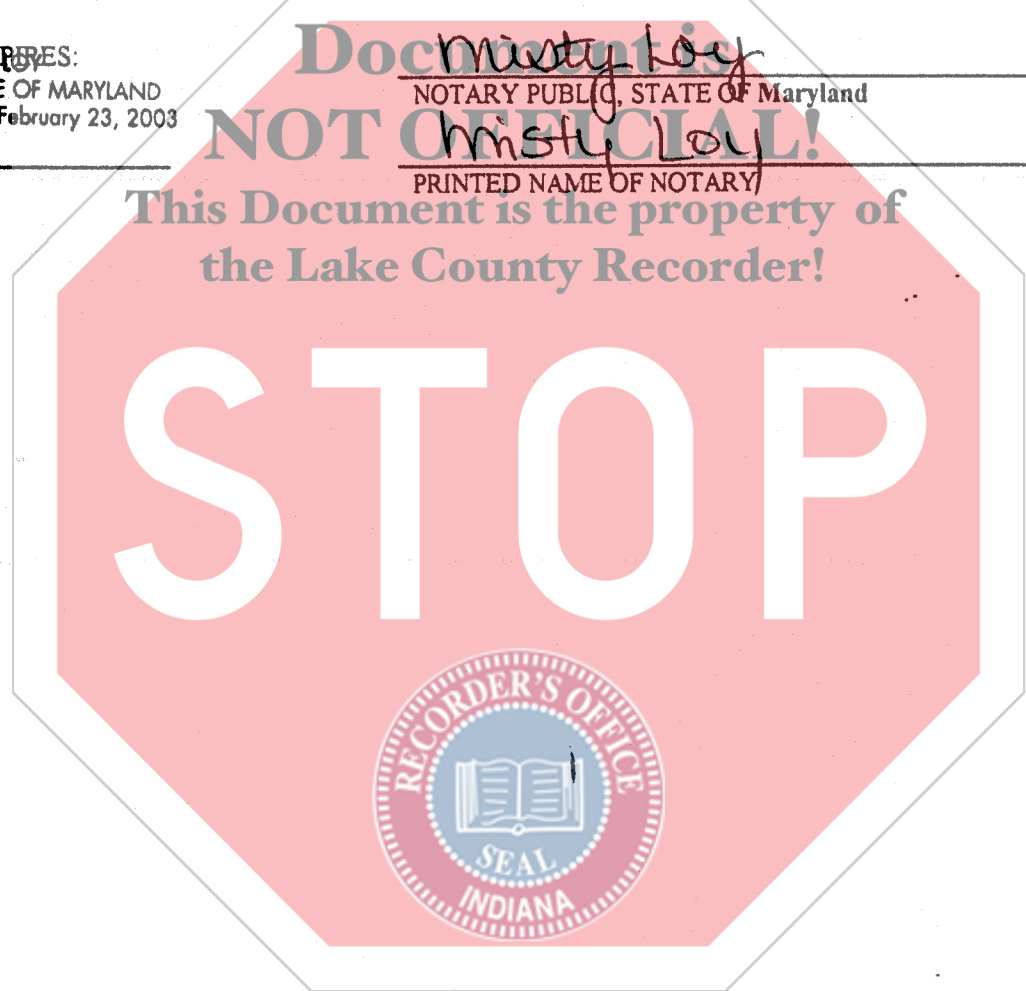
STATE OF Maryland

COUNTY OF Frederick

BEFORE ME; on this day personally appeared Michelle Shipley of Norwest Mortgage, Inc.
its Assistant Vice President known to me to be an officer of said corporation, being duly
authorized to commit this transaction, DEPOSES and SWEARS on this, the day of April, 99
that the foregoing instrument was executed for the purposes and consideration therein expressed.

MY COMMISSION EXPIRES:
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 23, 2003

Misty Loy
NOTARY PUBLIC, STATE OF Maryland
Misty Loy
PRINTED NAME OF NOTARY



DEC. -23' 99 (THU) 10:39

P. 004

671 P23 JAN 01 '00 04:50

EXHIBIT A

LOT 7, BLOCK 8, RESUBDIVISION OF GARDEN HOMES, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK 28, PAGE 55, IN THE OFFICE OF
THE RECORDER OF LAKE COUNTY, INDIANA.

Permanent Parcel Number: 35-50-0239-0007
George E. Baughman and Brenda C. Baughman (Husband and Wife)
3616 East 35th Place, Lake Station IN 46405
Loan Reference Number : 22133237/88974-MFQ
First American Order No: 1330421



DEC 23 1999 12:44

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