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MICHAEL J. BROWN  
RECORDER

**Recording Requested By/Return To:**

Wells Fargo  
P.O. Box 31557  
MAC 6955-013  
Billings, MT 59107-9900

MIN # 100029500008467692 [Space Above This Line for Recording Data] MERS Telephone # 1-(888) 679-6377

57510424-1796530

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Reference: 337844072145110

Account: XXX-XXX-XXX1746-0001

**SUBORDINATION AGREEMENT FOR  
HOME EQUITY LINE OF CREDIT MORTGAGE (SECURING FUTURE ADVANCES)**

Effective Date: 2/5/2013

Owner(s): WAYNE K SCHER  
TRACY L SCHER

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

Current Lien Amount: \$33,800.00.

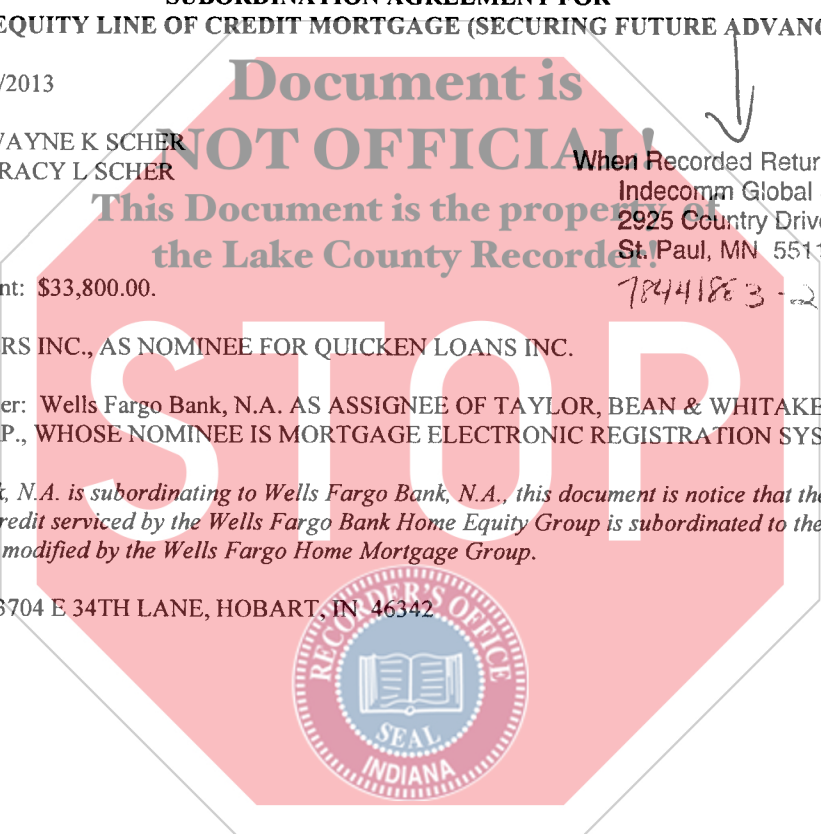
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Senior Lender: MERS INC., AS NOMINEE FOR QUICKEN LOANS INC.

Subordinating Lender: Wells Fargo Bank, N.A. AS ASSIGNEE OF TAYLOR, BEAN & WHITAKER  
MORTGAGE CORP., WHOSE NOMINEE IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

*If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.*

Property Address: 3704 E 34TH LANE, HOBART, IN 46342



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**THIS AGREEMENT** (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

WAYNE K. SCHER AND TRACY L. SCHER HUSBAND AND WIFE (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Home Equity Line Of Credit Mortgage (Securing Future Advances) (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Attached See Exhibit A

which document is dated the 29th day of July , 2005, which was filed in Document ID# 2005 069325 at page N/A (or as No. N/A) of the Records of the Office of the Recorder of the County of LAKE, State of Indiana. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to WAYNE K SCHER and TRACY L SCHER (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$126,350.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

**A. Agreement to Subordinate**

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

**B. General Terms and Conditions**

**Binding Effect** – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

**Nonwaiver** – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

**Severability** – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

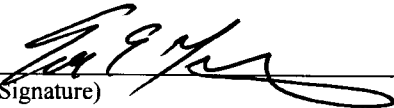
**C. Signatures and Acknowledgements**

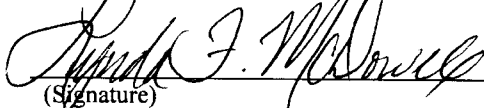
The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

**SUBORDINATING LENDER:**

Wells Fargo Bank, N.A.

Mortgage Electronic Registration Systems, Inc.

  
(Signature)

  
(Signature)

Tom E. Gilroy  
(Printed Name)

Lynda F. McDowell  
(Printed Name)

Vice President  
(Title)

Assistant Secretary  
(Title)

FEB 05 2013  
(Date)

FEB 05 2013  
(Date)

**FOR NOTARIZATION OF LENDER PERSONNEL**

STATE OF Oregon )  
 )ss.  
COUNTY OF Washington )

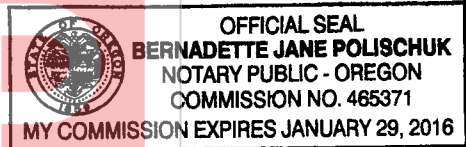
The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 5 day of Feb., 2013, by Tom E. Gilroy, as Vice President, of Wells Fargo Bank, N.A., on behalf of said Subordinating Lender, pursuant to authority granted by its Board of Directors and Lynda F. McDowell, of Wells Fargo Bank, N.A., pursuant to authority granted by its Board of Directors, and as Assistant Secretary as authorized signer on behalf of MERS. S/he is personally known to me or has produced satisfactory proof of his/her identity.

  
(Notary Public)

**Affirmation**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

  
(Signature)  
Tom E. Gilroy  
(Print Name)



**This Instrument Prepared by:**  
Wells Fargo  
MAC P6051-019  
P.O. Box 4149  
Portland, OR 97208-4149  
1-800-945-3056

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 450921305017000045

Land Situated in the County of Lake in the State of IN

LOT 20 AND THE EAST 10 FEET OF LOT 21, IN BLOCK 'D' IN NOB HILL UNIT NO. 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34 PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 3704 E 34th Lane, Hobart, IN 46342

