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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 054380

2013 JUL 25 AM 9:02

MICHAEL B. BROWN
RECORDER



After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

[Space Above This Line For Recording Data]

Loan No.: 5210539

MERS No.: 1002862-2009019234-2

MERS Phone: 1-888-679-6377

FHA Case No.: 151-9292300-703

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 20th day of June, 2013, between Shannon Carey and Lashanda Carey

and LoanCare, a Division of FNF Servicing, Inc.

and Mortgage Electronic Registration Systems, Inc.

amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Timely Payment Rewards Rider, if any, dated March 18th, 2009, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded on April 20th, 2009, in Book/Liber N/A, Page N/A, Instrument No. 2009 024978, Official Records of Lake County, Indiana, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 230 Hemlock Court, Hobart, Indiana 46342

("Borrower")

("Lender"),
("Mortgagee"),

1 Reb

AMOUNT \$ 30⁻
CASH _____ CHARGE _____
CHECK # 1154
OVERAGE \$3
COPY _____
NON-COM _____
CLERK KC

E

Loan No.: 5210539

the real property described being set forth as follows:

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:
LOT 57, IN UNIT 5 OF ARBOR LANE ADDITION, A PLANNED UNIT DEVELOPMENT IN THE CITY OF
HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87 PAGE 5, IN THE OFFICE OF THE
RECORDER OF LAKE COUNTY, INDIANA.
TAX ID: 45-09-28-431-003.000-018

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows
(notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of July 1st, 2013, the amount payable under the Note and the Security Instrument
(the "Unpaid Principal Balance") is U.S. \$ 174,007.89, consisting of the unpaid amount(s) loaned to
Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of
Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.875%, from
June 1st, 2013. Borrower promises to make monthly payments of principal and interest of
U.S. \$ 818.25, beginning on the 1st day of July, 2013, and continuing thereafter on the
same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.875%
will remain in effect until principal and interest are paid in full. If on June 1st, 2043, (the "Maturity
Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement,
Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if
Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior
written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.
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.

4. Borrower also will comply with all other covenants, agreements, and requirements of 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 Borrower is obligated to
make under the Security Instrument; however, the following terms and provisions are forever canceled, null and
void, as of the date specified in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing,
or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable,
the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards
Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement,
Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled;
and

(b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where
applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the
Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument
relating to default in the making of payments under the Security Instrument shall also apply to default in the making
of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee/Beneficiary of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph.

Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender

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shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

6/24/13
Date


Shannon Carey (Seal)
-Borrower

6/24/13
Date

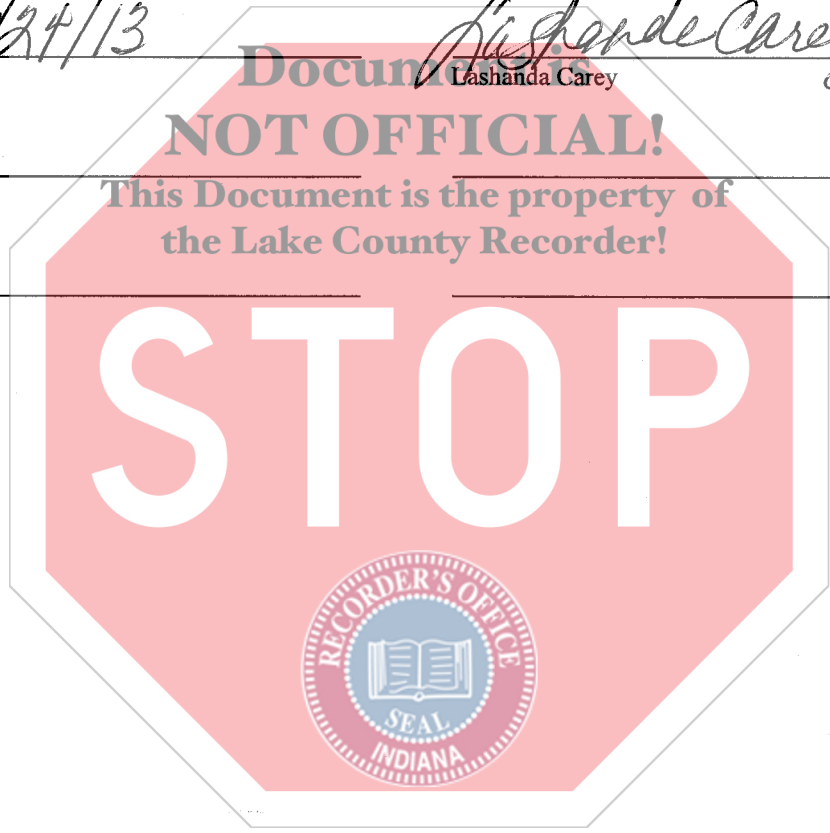

Lashanda Carey (Seal)
-Borrower

Date

(Seal)
-Borrower

Date

(Seal)
-Borrower



BORROWER ACKNOWLEDGMENT

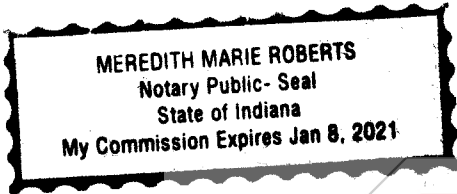
State of Indiana §
County of Lake §

6/24/13 [date]

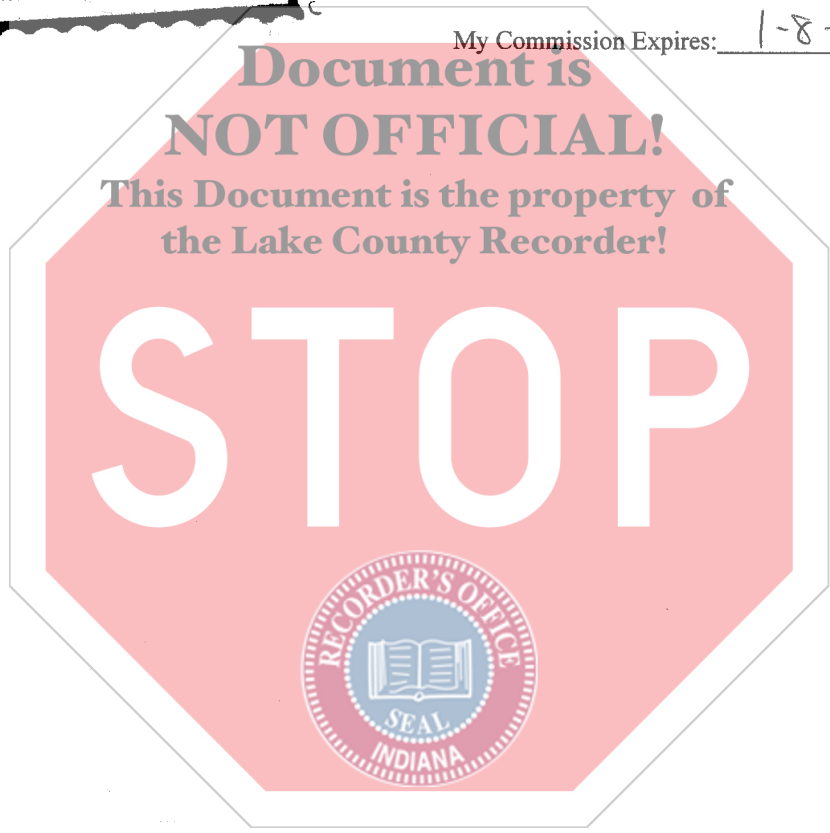
The foregoing instrument was acknowledged before me by Shannon Carey and Lashanda Carey

[name of person acknowledged].

(Seal)



Meredith M. Robert Notary Signature
Meredith M. Roberts Type or Print Name of Notary
Notary Public, State of IN
County of Residence: Lake
My Commission Expires: 1-8-21



Loan No.: 5210539

LENDER

6/26/13
-Date

LoanCare, a Division of FNF Servicing, Inc.
-Lender

By: Alice B. Doss

Printed/Typed Name: ALICE B. DOSS

Its: Vice President

Document is NOT OFFICIAL!
LENDER ACKNOWLEDGMENT

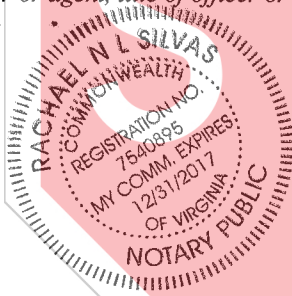
State of Virginia §
County of Virginia Beach City §

This Document is the property of the Lake County Recorder!

The foregoing instrument was acknowledged before me this June 26, 2013 [date],
by ALICE B. DOSS, VP
[name of officer or agent, title of officer or agent] of LoanCare, a Division of FNF Servicing, Inc.

, on behalf of said entity.

(Seal)



[Signature]

Notary Signature

Rachel N. L. Silvas

Type or Print Name of Notary

Notary Public, State of VA

County of Residence: Virginia Beach

My Commission Expires: 12/31/17

Loan No.: 5210539

6/26/13 **MORTGAGEE**
-Date

Mortgage Electronic Registration Systems, Inc.

-Mortgagee

By: Joanne Butler

Printed/Typed Name: JOANNE BUTLER

Its: Assistant Secretary

MORTGAGEE ACKNOWLEDGMENT

State of Virginia

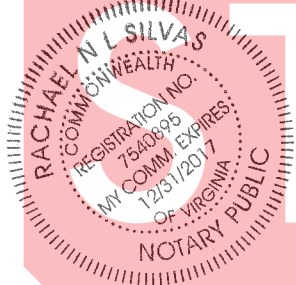
County of Virginia Beach City

Document is NOT OFFICIAL!

This Document is the property of County Recorder

The foregoing instrument was acknowledged before me this June 26, 2013 [date],
by JOANNE BUTLER, Assistant Secretary of Mortgage Electronic Registration
Systems, Inc., Mortgagee, on behalf of said entity.

(Seal)



Rachael N. L. Silva

RACHAEL N. L. SILVA Notary Signature

Type or Print Name of Notary

Notary Public, State of VA

County of Residence: Virginia Beach

My Commission Expires: 12/31/17

This Instrument Was Prepared By:

RUTH RUHL, P.C.
2801 Woodside Street
Dallas, TX 75204

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. Ruth Ruhl

MODIFICATION BANKRUPTCY DISCLOSURE RIDER

MERS Phone: 1-888-679-6377
MERS No.: 1002862-2009019234-2

Loan No.: 5210539

THIS MODIFICATION BANKRUPTCY DISCLOSURE RIDER, effective the 1st day of June, 2013, and is incorporated into and shall be deemed to amend and supplement the Loan Modification Agreement of the same date made by Shannon Carey and Lashanda Carey

(the "Borrower"),
and LoanCare, a Division of FNF Servicing, Inc.

(the "Lender")
(the "Mortgagee")
and Mortgage Electronic Registration Systems, Inc.
covering the Property described in the Loan Modification Agreement located at: 230 Hemlock Court, Hobart,
Indiana 46342

[Property Address]

Borrower understands and acknowledges that if Borrower breaches any of the terms and conditions of the Loan Modification Agreement, including, but not limited to, timely making the payments described in the Loan Modification Agreement, that Lender has the right to foreclose the Property in accordance with the terms and conditions of the underlying Security Instrument.

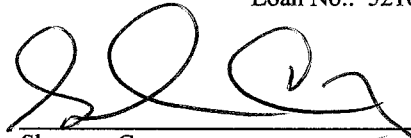
In addition to the covenants and agreements made in the Loan Modification Agreement, Borrower and Lender covenant and agree as follows:

1. Borrower was discharged in a Chapter 7 bankruptcy proceeding after the execution of the Note and Security Instrument;
2. Borrower has or reasonably expects to have the ability to make the payments specified in the Loan Modification Agreement; and
3. The Loan Modification Agreement was entered into consensually and it does not affect the discharge of Borrower's personal liability on the Note.

Borrower understands and acknowledges that Borrower has had an opportunity to consult an attorney of Borrower's own choosing before Borrower executed the Loan Modification Agreement or this Modification Bankruptcy Disclosure Rider, and Borrower has either consulted with an attorney or has declined the opportunity to consult with an attorney.

Loan No.: 5210539

6/24/13
Date


Shannon Carey (Seal)
-Borrower

6/24/13
Date


Lashanda Carey (Seal)
-Borrower

Date

(Seal)
-Borrower

Date

(Seal)
-Borrower



Loan No.: 5210539

LoanCare, a Division of FNF Servicing, Inc.
-Lender

Mortgage Electronic Registration Systems, Inc.
-Mortgagee

By: Alice B. Doss
Printed/Typed Name: ALICE B. DOSS
Its: Vice President

By: Joanne Butler
Printed/Typed Name: JOANNE BUTLER
Its: Assistant Secretary

6/26/13
-Date

6/26/13
-Date

