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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 026627

2014 MAY 13 AM 8:42

MICHAEL B. BROWN
RECORDER

After Recording Return To:
Mortgage Services
PO Box 5449
Mount Laurel, NJ 08054
Return to Phone: 877-766-8244

This Document Prepared By:
PHH Mortgage Corporation
PO Box 5449
Mount Laurel, NJ 08054
CHARLTON STANTON, SPECIALIST
1-877-766-8244

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Original Recording Date: **June 17, 2010**
Original Loan Amount: **\$160,834.00**
Original Lender Name: **PHH HOME LOANS, LLC**
D/B/A COLDWELL BANKER HOME LOANS

Loan No: **7116165148**
FHAVA Case Number: **156-0347017-703**

Prepared Date: March 11, 2014

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 11th day of March, 2014, between **MANUEL H CEDANO, A MARRIED MAN** whose address is **2607 E 73RD AVE, MERRILLVILLE, IN 46410** ("Borrower") and **PHH Mortgage Corporation** which is organized and existing under the laws of **New Jersey**, and whose address is **1 Mortgage Way, Mt. Laurel, NJ 08054** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **May 28, 2010** and recorded in **Mortgage Book**, Instrument No: **2010 034614**, of the **Official Records (Name of Records) of Lake County, IN (County and State, or other Jurisdiction)** and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at **2607 E 73RD AVE, MERRILLVILLE, IN 46410**,
(Property Address)

the real property described being set forth as follows:

See Exhibit "A" attached hereto and made a part hereof;

ASSIGNMENT FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC AS NOMINEE FOR PHH HOME LOANS, LLC D/B/A COLDWELL BANKER HOME LOANS TO PHH MORTGAGE



HUD MODIFICATION AGREEMENT
Loan No: **7116165148**
8300h 01/14

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1-ref# 24.⁰⁰
2014290350
300BR
PD E

CORPORATION.

#2014015594

REC:

4-18-2014

BK:

PG:

INSTR

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 **March 1, 2014**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$151,080.09**, consisting of the amount(s) loaned to Borrower by Lender plus capitalized interest in the amount of **\$0.00** and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.
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 **4.625%**, from **March 1, 2014**. Borrower promises to make monthly payments of principal and interest of U.S. **\$776.76**, beginning on the **1st** day of **April, 2014**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **March 1, 2044** (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, 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; and

- (b) all terms and provisions of any adjustable rate rider, 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. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.
 6. 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. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
 7. Borrower agrees to make and execute other documents or papers as may be necessary 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.



MANUEL H CEDANO (Seal)
MANUEL H CEDANO -Borrower

[Space Below This Line For Acknowledgments]

State of Indiana

County of LAKE

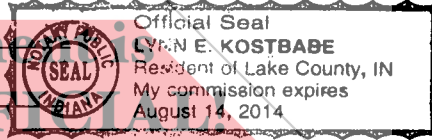
Before me, Lynne E. Kostbabe Notary Public,
(please print name)

this 31st day of MARCH, 2014, MANUEL H CEDANO, A MARRIED MAN, (name of grantor) acknowledged the execution of the annexed deed, (or mortgage as the case may be.)

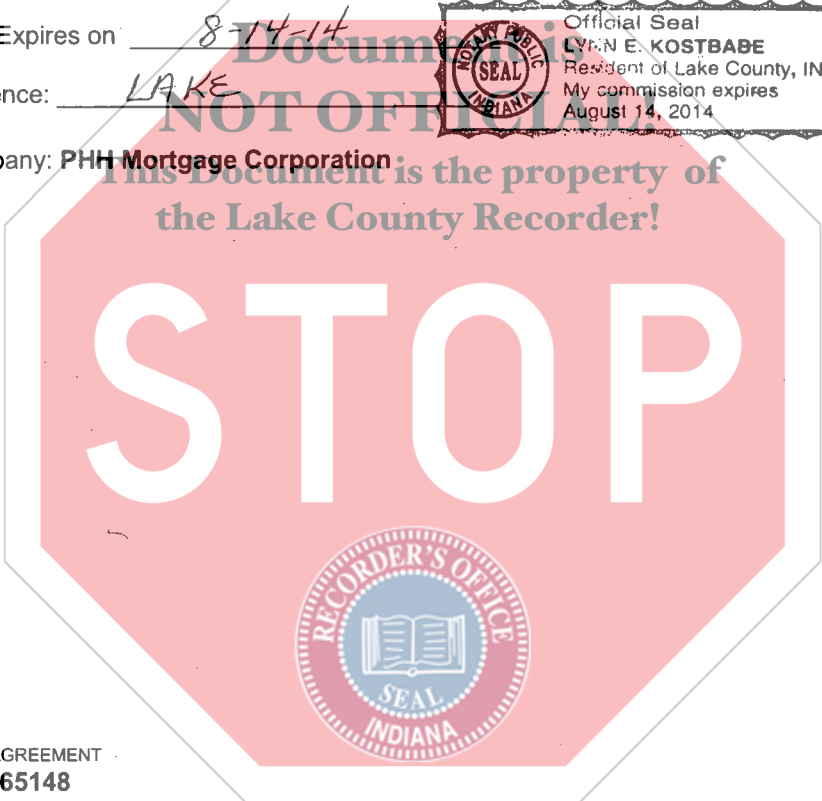
Lynne E Kostbabe
(Signature of person taking acknowledgment)

My Commission Expires on 8-14-14

County of Residence: LAKE



Origination Company: PHH Mortgage Corporation
NMLSR ID: 2726



PHH Mortgage Corporation

By: Tiffany Mahoney (Seal) - Lender
Name: TIFFANY MAHONEY, ASST. V.P.
Title:

4/29/14
Date of Lender's Signature [Space Below This Line For Acknowledgments]

State of New Jersey, County of Burlington

On 4/29, 2014, before me, ELIZABETH ANN LASHLEY
(please print name)

a Notary Public in and for said State, personally appeared
TIFFANY MAHONEY, ASST. V.P.

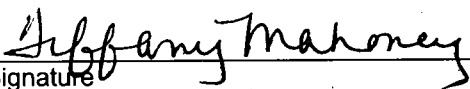
_____ of the Corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public ELIZABETH ANN LASHLEY
Notary Public of New Jersey
My Commission expires: _____

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
ELIZABETH ANN LASHLEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/28/2016



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

TIFFANY MAHONEY, ASST. V.P.

Printed Name

This Document Prepared By:
PHH Mortgage Corporation
PO Box 5449
Mount Laurel, NJ 08054
CHARLTON STANTON, SPECIALIST



HUD MODIFICATION AGREEMENT
Loan No: 7116165148
8300h 01/14

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Loan: 7116165148

"Exhibit A"

Tract 13, in Block 7, in Lincolnway Farms, Inc., "Green Acres Development", as per plat thereof recorded in Plat Book 23, page 14, in the Office of the Recorder of Lake County, Indiana.

