

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 070579

2015 OCT 16 AM 11:23

MICHAEL B. BROWN  
RECORDER

RECORD & RETURN TO:  
VISIONET SYSTEMS INC  
183 INDUSTRY DRIVE  
PITTSBURGH PA 15275

**DEED IN LIEU OF FORECLOSURE**

0159973191

KNOW ALL MEN BY THESE PRESENTS, that LINDA MYRICKS, hereinafter called Grantor, for \$38,125.28 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-PA5, whose mailing address is ONE HOME CAMPUS, MAC X2301-03R, DES MOINES, IA 50328, hereinafter called Grantee, and unto Grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of LAKE, State of Indiana, described as follows:

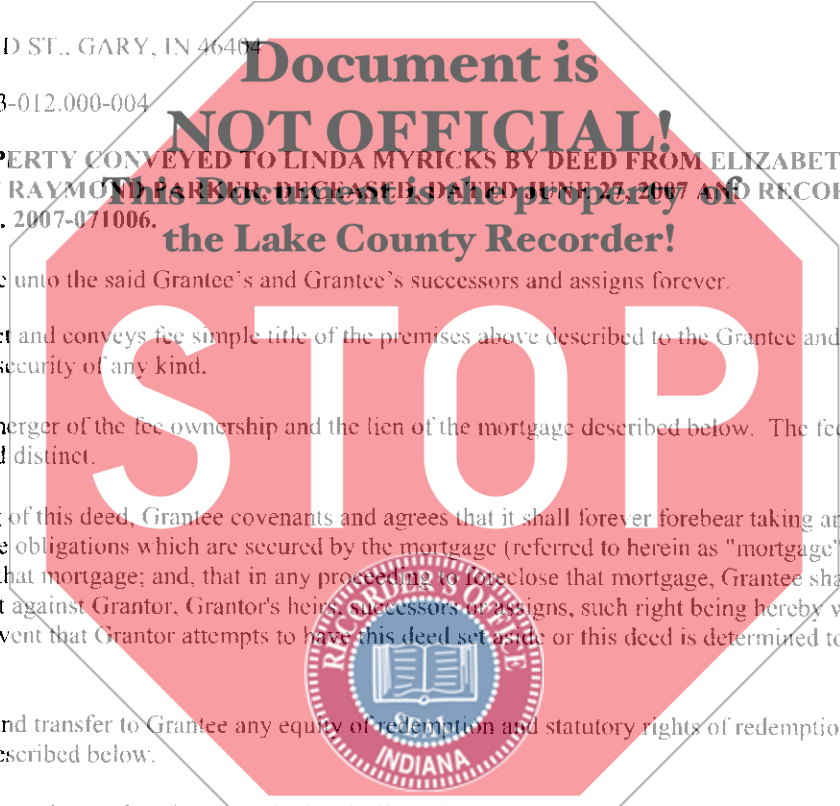
LAND SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, IS DESCRIBED AS FOLLOWS:

THE SOUTH TWENTY (20) FEET OF LOT THIRTY-THREE (33), AND THE NORTH TEN (10) FEET OF LOT THIRTY-TWO (32), BLOCK TWO (2), CENTRAL PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, LAKE COUNTY, INDIANA.

ADDRESS: 1755 GARFIELD ST., GARY, IN 46404

PARCEL NO.: 45-08-08-433-012.000-004

BEING THE SAME PROPERTY CONVEYED TO LINDA MYRICKS BY DEED FROM ELIZABETH PARKER, SURVIVING SPOUSE OF RAYMOND PARKER, DECEASED, DATED JUNE 27, 2007 AND RECORDED AUGUST 31, 2007 AS DOCUMENT NO. 2007-071006.



To have and to hold the same unto the said Grantee's and Grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the Grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, Grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against Grantor on the obligations which are secured by the mortgage (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, Grantee shall not seek, obtain or permit a deficiency judgment against Grantor, Grantor's heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that Grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to Grantee.

Grantor does hereby assign and transfer to Grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of Grantee, Grantee's agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEE ESTOPPEL AFFIDAVIT ATTACHED AS EXHIBIT "A"

2000.00  
\$ 18.00  
E # 70445  
# 70446

OCT 14 2015 22285  
1  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

The true and actual consideration for this transfer consists of \$38,125.28 and Grantee's waiver of its right to bring an action against Grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the Grantor as a party to a foreclosure action as stated above with respect to that certain mortgage executed on **06/27/2007**, by LINDA MYRICKS, UNMARRIED WOMAN, in favor of WELLS FARGO BANK, N.A., and recorded **08/31/2007** as Instrument No. **2007 071007**. Said mortgage was assigned from Wells Fargo Bank, N.A. to HSBC Bank USA, National Association as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Asset-Backed Pass-Through Certificates Series 2007-PA5 by Assignment dated **11/20/2013** and recorded **12/10/2013** as Instrument No. **2013 090373**, in among the real property records in the Office of the Recorder of LAKE County, Indiana.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26th day of August, 2015.

Linda Myricks  
LINDA MYRICKS

STATE OF INDIANA

COUNTY OF LAKE PORTER



Before me, a Notary Public in and for said County and State, personally appeared LINDA MYRICKS, who acknowledged the execution of the foregoing Deed in Lieu of Foreclosure and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26 day of AUGUST, 2015.

Richard C. Wilson  
Notary Public  
Printed Name: RICHARD C. WILSON  
County: PORTER  
My Commission Expires: 12/11/22

(seal)  
RICHARD C WILSON  
Notary Public - Seal  
State of Indiana  
Porter County  
My Commission Expires 11/20/22

This instrument was prepared by LEAH DAVIS, Change of Title, Inc. 160 S. Old Springs Rd., Ste. 260, Anaheim Hills, CA 92808

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. LEAH DAVIS

Grantee's mailing address is ONE HOME CAMPUS, MAC X2301-03R, DES MOINES, IA 50328

After recording, return to: VISIONET SYSTEMS INC 183 INDUSTRY DRIVE PITTSBURGH PA 15275