

2015 DEC 17 PM 3:17

MICHAEL B. BROWN  
RECORDER

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Prepared by:  
Prospect Mortgage, LLC  
Attn: Kyle Davis, Loss Mitigation Dept.  
425 Phillips Blvd., Ewing, N.J. 08618

After Recording Return To  
MGB DOCS, INC.  
19150 S. Wolf Rd.  
Suite D  
Mokena, IL 60448

FHA # 156-1105209/703  
Loan # 0038656948  
MIN 1000342 0081199940 2  
SIS No. (888) 679-MERS

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**LOAN MODIFICATION AGREEMENT  
(Providing for Fixed Interest Rate)**

This Loan Modification Agreement ("Agreement"), made this 16<sup>th</sup> day of June, 2015, between Magda Villarreal, an unmarried woman whose address is 3425 North Lake Park Avenue, Hobart, Indiana 46342 ("Borrower") and Mortgage Electronic Registration Systems, Inc. ("MERS") as Nominee for Prospect Mortgage, LLC, its successors and assigns, whose address is c/o Centar FSB, 425 Phillips Blvd., Ewing, N.J. 08618 ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, in the amount of \$75,048.00 given to Mortgage Electronic Registration Systems, Inc. ("MERS") as Nominee for Prospect Mortgage, LLC, its successors and assigns dated April 06, 2012, and recorded on April 25, 2012 as Document No. 2012-027621 in the Office of the Lake County Recorder, 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 the Security Instrument and defined therein as the "Property", located at

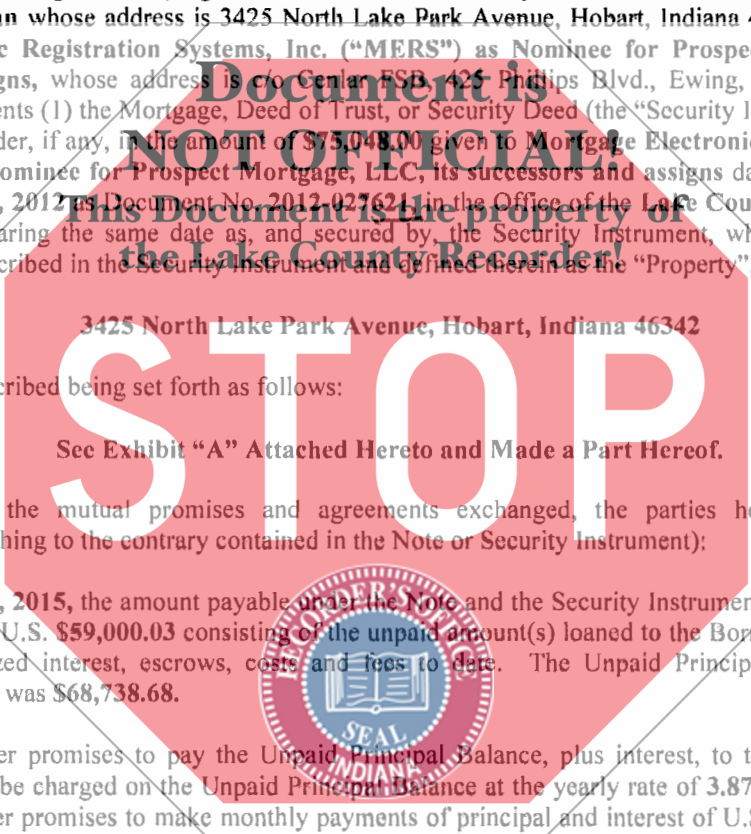
3425 North Lake Park Avenue, Hobart, Indiana 46342

The real property described being set forth as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof.

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 1, 2015, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$59,000.03 consisting of the unpaid amount(s) loaned to the Borrower by the Lender and any capitalized interest, escrows, costs and fees to date. The Unpaid Principal Balance prior to the modification was \$68,738.68.
- 2) 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 3.875%, from July 1, 2015. The Borrower promises to make monthly payments of principal and interest of U.S. \$277.44 beginning on the 1<sup>st</sup> day of August, 2015, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on July 1, 2045 (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date.



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The Borrower will make such payments at:

**Prospect Mortgage, LLC  
425 Phillips Blvd., Ewing, N.J. 08618**

or at such other place as the Lender may require.

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

If the Lender exercises this option, the Lender shall give the 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 the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

- 4) The 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 the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as 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) 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 the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

Mortgage Electronic Registration Systems, Inc. ("MERS") as Nominee for Prospect Mortgage, LLC, its successors and assigns  
(Lender)

By:

*Marianne P. Doroba*  
Title: **Marianne P. Doroba  
Vice President**



*Mazda Villarreal* (Seal)  
- Borrower

(Seal)  
- Borrower

Dated as to Lender: *7-22-15*

# NOTARY'S ACKNOWLEDGEMENT

Loan Modification  
Magda Villarreal  
Loan # 0038656948

STATE OF INDIANA

COUNTY OF Porter SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 7<sup>th</sup> day of July, 2015, personally appeared Magda Villarreal, an unmarried woman, said person being over the age of 18 years, and acknowledged the execution of the foregoing instrument.

In witness whereof I hereunto set my hand and official seal/stamp.

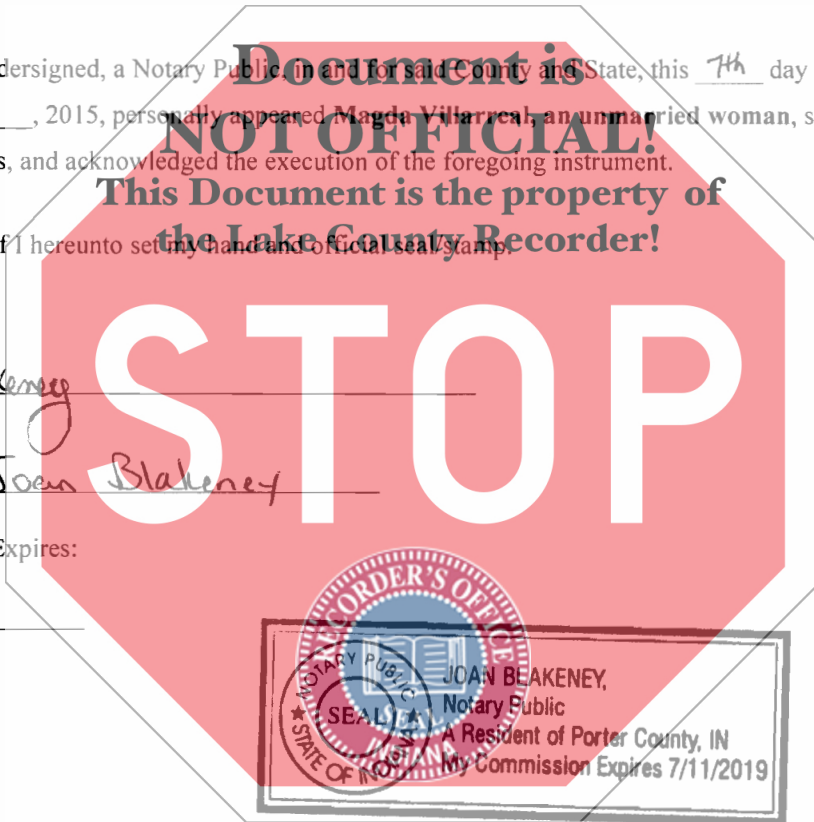
Joan Beakene  
Notary Public

Printed Name: Joan Beakene

My Commission Expires:

7-11-19

SEAL/STAMP



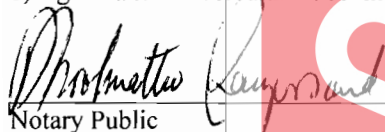
# NOTARY ACKNOWLEDGEMENT

Loan Modification  
MAGDA VILLARREAL  
Loan # 0038656948

State of New Jersey, County of Mercer )ss:

I CERTIFY that on this the 22 day of July, 2015, Marianne P. Doroba Vice President of Mortgage Electronic Registration Systems, Inc. ("MERS") at 425 Phillips Blvd., Ewing, NJ 08618 personally came before me and acknowledged under oath to my satisfaction, that this person:

- a) is named in and personally signed the attached document and
- b) signed and delivered this document as her act and deed; and for the purposes therein expressed.

  
Notary Public

Print Name: Phoolmattie Rampersaud

My commission expires:

8-21-18

SEAL/STAMP



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

Loan Modification  
Magda Villarreal  
Loan # 0038656948

EXHIBIT A

**Document is**

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED TO LAKE COUNTY, STATE OF INDIANA: LOT 3, AND THE NORTH HALF OF LOT 2, IN BLOCK 2, IN TROTMAN'S 1ST SUBDIVISION TO HOBART, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**NOT OFFICIAL!**

**This Document is the property of**

**PIN: 45-09-20-307-002-000-045**

**the Lake County Recorder!**

THE ABOVE LEGAL DESCRIPTION SHOWN IN THIS PROPERTY REPORT WAS OBTAINED FROM THE LEGAL DESCRIPTION OF THE DEED OF TRUST OR MORTGAGE REFLECTED IN THIS REPORT.

**STOP**

