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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 048598

2016 AUG -1 AM 10:09

MICHAEL B. BROWN
RECORDER

PREPARED BY: Janine Gluszak
RETURN ADDRESS:
SENECA MORTGAGE SERVICING LLC
611 JAMISON RD.
ELMA, NEW YORK 14059



Loan#: 0020070620

**ASSIGNMENT OF COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND
ASSIGNMENT OF LEASES AND RENTS**

THIS ASSIGNMENT OF COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS is made and executed between **Velocity Commercial Capital, LLC** ("Assignor"), whose address is **30699 Russell Ranch Suite 295, Westlake Village, CA 91362** to **U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2016-1** ("Assignee"), whose address is **190 LaSalle Street, MK-IL-SL7R, Chicago, IL 60603**.

BORROWERS: Heberto Garcia
LENDER: Velocity Commercial Capital, LLC
LOAN AMOUNT: \$115,500.00
DATED: July 29, 2015
RECORDED: August 4, 2015
INSTRUMENT #: 2015 05199
PROPERTY ADDRESS: 4190 West 77th Place, Merrillville, Indiana 46410
COUNTY: Lake STATE: Indiana
LEGAL DESCRIPTION: See attached Exhibit "A" for full legal description



REAL PROPERTY DESCRIPTION: The Commercial Mortgage, security agreement and Assignment of Leases and Rents covers the real property located in Lake County, State of Indiana.

The legal description as more particularly described in aforementioned Commercial Mortgage, security agreement and Assignment of Leases and Rents. Together with note or notes therein described or referred to, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Mortgage.

ASSIGNMENT OF COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS: For valuable consideration, Assignor hereby assigns and conveys to Assignee all of Assignor's right, title, and interest in and to the above described Mortgage, together with all of Assignor's right, title, and interest in and to the promissory note or notes (or other credit agreements) secured by the Commercial Mortgage, security agreement and Assignment of Leases and Rents.

Velocity Commercial Capital, LLC

Kim M. Austin, Assistant Vice President of
Seneca Mortgage Servicing LLC as attorney-in-fact
Power of Attorney to be recorded immediately prior hereto

ACKNOWLEDGEMENT

STATE OF NEW YORK)
COUNTY OF ERIE)

On this 25th day of July, 2016, before me, the undersigned Notary Public, personally appeared, Kim M. Austin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same as Assistant Vice President of Seneca Mortgage Servicing LLC as attorney-in-fact and that by his/her signature on the instrument he/she executed the above instrument.

Lori Newell/Notary Public

LORI NEWELL
No. 01NE4961560
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 02/05/2018

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EXHIBIT "A"

Property Description

THAT PART OF LOT 41 IN FOX MOOR, UNIT 1A AND 2A, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 103 PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 41; THENCE SOUTH 28 DEGREES 17 MINUTES 05 SECONDS WEST, 150.00 FEET ALONG THE EAST LINE OF SAID LOT 41 TO THE SOUTHEAST CORNER OF SAID LOT 41; THENCE NORTH 61 DEGREES 42 MINUTES 55 SECONDS WEST, 40.00 FEET ALONG THE SOUTH LINE OF SAID LOT 41 TO THE EXTENSION OF THE CENTERLINE OF AN EXISTING PARTY WALL; THENCE NORTH 28 DEGREES 17 MINUTES 05 SECONDS EAST, 150.00 FEET ALONG SAID CENTERLINE AND EXTENSIONS THEREOF TO THE NORTH LINE OF SAID LOT 41; THENCE SOUTH 61 DEGREES 42 MINUTES 55 SECONDS EAST, 40.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

