

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 048784

2016 AUG -2 AM 9:10

MICHAEL B. BROWN
RECORDER

Space above for recording.

SUBORDINATE MORTGAGE

FHA Case No.

1560320037

Requested By and
When Recorded Return To:
Loan Modification Solutions
3220 El Camino Real
Irvine, CA 92602
(800) 323-0165

Document to: 513-358-3270
PREPARED BY:
BRITTNEY MUSTARD

7/6/2016
*****2351

409992351

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THIS SUBORDINATE MORTGAGE is given on 7/6/2016. The Mortgagor is: DAVID MIKRUT whose address is:

3834 HIGHWAY AVENUE
HIGHLAND, IN 46322

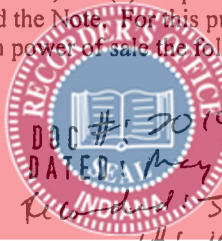
**This Document is the property of
the Lake County Recorder!**

This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is 451 Seventh Street SW, Washington, D.C. 20410, Borrower owes Lender the principal sum of Thirty Seven Thousand Four Hundred Twenty Two Dollars and Eleven Cents (U.S. \$37,422.11). This debt is evidenced by Borrower's note dated the same date as this Security Instrument, which provides for the full debt, if not paid earlier, due and payable on 7/1/2046.

This Security Instrument secures to Lender; (a) the repayment of the debt evidenced by the note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of the Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant, and convey to the Lender, with power of sale the following described property located in LAKE County, IN:

PLEASE SEE ATTACHED EXHIBIT "A"

which has the address of:
3834 HIGHWAY AVENUE
HIGHLAND, IN 46322



TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. This Security Instrument shall also cover all replacements and additions. All of the foregoing is referred to in this Security Instrument as the 'Property.'

BORROWER COVENANTS that borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances or record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Fifth Third and Fifth Third Bank are registered service marks of Fifth Third Bancorp. Member FDIC. Mortgage products offered by Fifth Third Mortgage Company and Fifth Third Mortgage-MI. L.L.C. Equal Housing Lender
FHA HAMP Partial Claim Subordinate Mtg - Acct: *****2351



Page 1 of 3

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Borrower and Lender covenant agree as follows:

UNIFORM COVENANTS.

1. Payment of Principal.

Borrower shall pay when due the principal of the debt evidenced by the Note.

2. Borrower Not Released; Forbearance by Lender Not a Waiver.

Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver or preclude the exercise of any right or remedy.

3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.

The covenants and agreements of this Security Instrument shall bind and benefit the successor and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the term of this Security instrument or the Note without that Borrower's consent.

4. Notices.

Any notice to Borrower provide for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to Property Address; or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, D.C. 20410 or any address Lender designates by notice to borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law Severability.

This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note, which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. Borrower's Copy.

Borrower shall be given one conformed copy of the note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. Acceleration; Remedies.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.

By signing this document, you are agreeing to the terms and conditions contained in this Security Instrument and in any rider(s) executed by borrower and recorded with it.

David Mikrut Borrower 7/22/16 Date
DAVID MIKRUT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Indiana, COUNTY OF lake ss.

Before me a Notary Public in and for said County and State personally appeared DAVID MIKRUT, who is/are personally known to me or have produced driver's license identification and who did take an oath and who executed the foregoing conveyance to Fifth Third Mortgage Company and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto affixed my name and official seal this 20 day of July, 2016.

Sharon Malecha
Notary Public
My Commission Expires 5/8/20



SHARON MALECHA
Notary Public - Seal
State of Indiana
My Commission Expires May 8, 2020

JUL21 16 RCVD

TICOR Title Insurance Company

Commitment Number: 23-409992351

**SCHEDULE A CONTINUATION
PROPERTY DESCRIPTION**

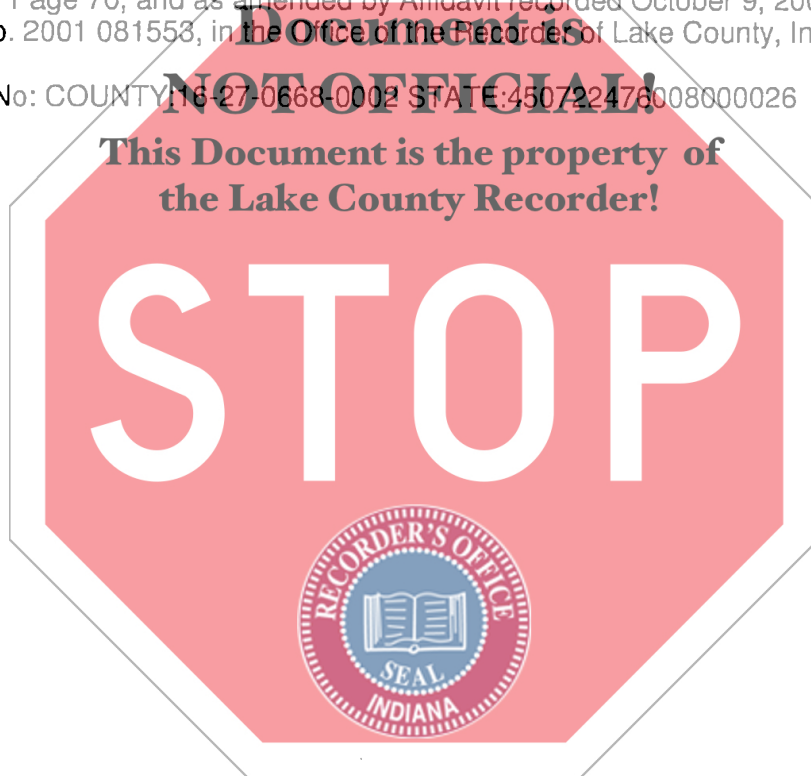
The land referred to in this Commitment is described as follows:

Loan No. 409992351

The following described real estate located in Lake County, Indiana:

Lot 2, in Ross & Warren's Addition to the Town of Highland, as per plat thereof recorded in Plat Book 90, Page 70, and as amended by Affidavit recorded October 9, 2001 as Document No. 2001 081553, in the Office of the Recorder of Lake County, Indiana.

Parcel No: COUNTY:16-27-0668-0002 STATE:450722476008000026



Effective July 1, 2006

I.C. 36-2-11-15, the following affirmation statement must be included on most documents to be accepted for recording in County Recorders' offices

Document is:
in the State of Indiana:
NOT OFFICIAL!

This Document is the property of

*"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.*

Brit Hurdener

[Signed, printed or stamped name of individual]"

The following documents are exempt from the above requirement: Writ of a Court, Federal Tax Lien, Federal Lien Release, DD214, UCC. All other documents notarized in the State of Indiana (regardless of where they are prepared) require the affirmation statement. See I.C. 36-2-7.5 through I.C. 36-2-7.5-12 for a timeline of further requirements and implementation.