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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 068817

2017 AUG -4 PM 12: 29

REAL ESTATE MORTGAGE

MICHAEL B. BROWN

RECORDER

This indenture witnesseth that **Housemart, Inc.**, of **Lake County, Indiana**, as **MORTGAGOR**,  
**MORTGAGES AND WARRANTS**

to **Curt Eduard Conrad**, whose mailing address is **2800 Rolling Meadows Dr, Rockwall, TX 75087** as  
**MORTGAGEE**, the following real estate in **Lake County, State of Indiana**, to wit:

**SECOND RIDGEWAY ADD. MUNSTER LOT 13**

**Commonly known as 8339 Walnut Dr, Munster, IN 46321**

and the rents and profits therefrom, to secure the payment of the principal sum of **Forty-nine Thousand Five Hundred and 00/100 Dollars, (\$49,500.00)**, when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date.

Mortgagor warrants and agrees to defend the title to the Property, subject to validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in person other than Mortgagor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly.

It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **Housemart, Inc.**, represents and certifies that he or she is a duly elected officer of **Housemart, Inc.**, and has been fully empowered, by proper resolution of the Board of Directors of **Housemart, Inc.**, to execute and deliver this mortgage; that **Housemart, Inc.**, has full corporate capacity to mortgage the real estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

**IN WITNESS WHEREOF, Housemart, Inc.**, has caused this mortgage to be executed this **24th** day of **July**, 2017.

**Housemart, Inc.**,

Initials *WUS*

*Return To:*  
INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307



ITN CK # *25709*  
*25772*

*\$55100*

*JTB*



By: [Signature]  
Wayne Sheaffer, President

STATE OF INDIANA )

) SS :

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared **Wayne Sheaffer** who having been duly sworn, stated that he is the President of **Housemart, Inc.**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Housemart, Inc.**, and who, having been duly sworn, stated that the representations therein contained are true.

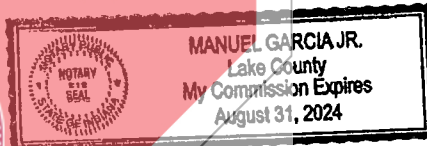
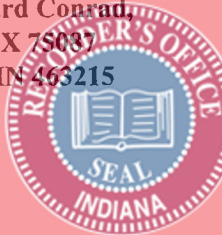
WITNESS my hand and Notarial Seal this 24<sup>th</sup> day of July, 2017.  
**This Document is the property of the Lake County Recorder!**

MY COMMISSION EXPIRES:

August 31, 2024

[Signature]  
Notary Public  
A Resident of Lake County

This Instrument Prepared By: Curt Eduard Conrad,  
2800 Rolling Meadows Dr, Rockwall, TX 75087  
Our file No. 8339 Walnut Dr, Munster, IN 463215



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]

Initials WS

**SCHEDULE C**

Commitment/File No.:2017-59290-02

**Property Description**

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

Lot 13 in Second Ridgeway Addition, Munster, Indiana, as per plat thereof, recorded in Plat Book 25, page 9, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 8339 Walnut Drive, Munster, IN 46321

"The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured."

