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2019 043963

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 JUL 18 PM 3:05

MICHAEL B. BROWN
RECORDER

MORTGAGE

THIS INSTRUMENT ("Mortgage") WITNESSES: That on the 17th day of July, 2019, **JOE M. VELEZ and ALANNA M. VELEZ, as husband and wife** ("Mortgagor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby MORTGAGES and WARRANTS to **JAMES E. HEINER and PATRICIA K. HEINER** ("Mortgagee") the real estate ("Real Estate") and property located in Lake County, State of Indiana, more particularly described as follows:

Lot 150 in Spring Run Phase I, a Planned Unit Development, in the Town of Lowell, as per plat thereof, recorded in Plat Book 96, page 26, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 17813 Oak Park Lane, Lowell, Indiana 46356-7067

Permanent Tax Number: 45-20-19-306-002.000-008

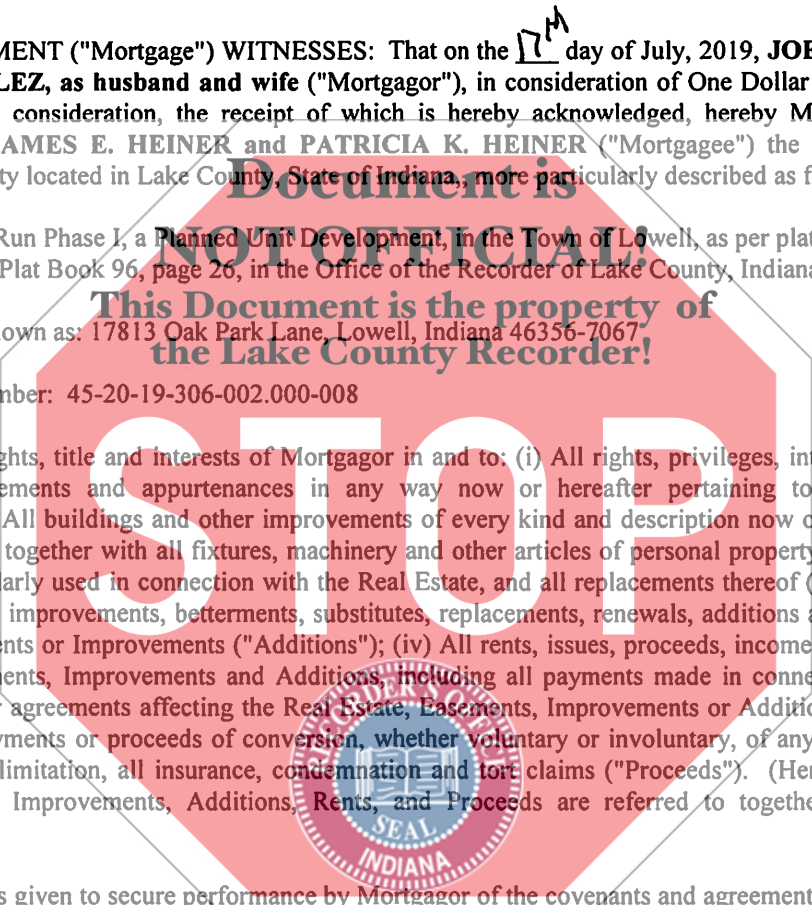
together with all rights, title and interests of Mortgagor in and to: (i) All rights, privileges, interests, tenements, hereditaments, easements and appurtenances in any way now or hereafter pertaining to the Real Estate ("Easements"); (ii) All buildings and other improvements of every kind and description now or hereafter placed on the Real Estate, together with all fixtures, machinery and other articles of personal property now or hereafter attached to or regularly used in connection with the Real Estate, and all replacements thereof ("Improvements"); (iii) All extensions, improvements, betterments, substitutes, replacements, renewals, additions and appurtenances of or to the Easements or Improvements ("Additions"); (iv) All rents, issues, proceeds, income and profits of the Real Estate, Easements, Improvements and Additions, including all payments made in connection with leases, subleases and other agreements affecting the Real Estate, Easements, Improvements or Additions ("Rents"); and (v) All awards, payments or proceeds of conversion, whether voluntary or involuntary, of any of the foregoing, including, without limitation, all insurance, condemnation and tort claims ("Proceeds"). (Hereinafter, the Real Estate, Easements, Improvements, Additions, Rents, and Proceeds are referred to together as "Mortgaged Property".)

This Mortgage is given to secure performance by Mortgagor of the covenants and agreements contained in this Mortgage and to secure payment of: (i) the principal of and interest on the indebtedness evidenced by a certain promissory note ("Note") dated July 17, 2019, executed and delivered by JOE M. VELEZ and ALANNA M. VELEZ (hereinafter referred to jointly and severally as "Borrower") to Mortgagee in the principal sum of TWO HUNDRED AND FIFTY THOUSAND AND NO/100 Dollars (\$250,000.00), with the final payment due on July 15, 2031, and with interest computed on the unpaid balance from time to time at the rate(s) set forth therein, and any other amount payable to Mortgagee pursuant to the terms and provisions of the Note ("Primary Debt"); (ii) all sums advanced and costs and expenses incurred by Mortgagee which are made or incurred pursuant to or allowed by the terms of this Mortgage, plus interest thereon at the rate of eight percent (8%) per annum ("Default Rate") from the date paid or incurred until reimbursement ("Advancements"); (iii) all costs of repossession, collection, disposition and reasonable attorney fees incurred by Mortgagee ("Costs"); (iv) all other indebtedness, obligations and liabilities of Borrower (and each of them, if more than one) to Mortgagee, now existing or hereafter arising, whether fixed or contingent, direct or indirect, primary or secondary, joint or

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several, and regardless of how created or evidenced ("Additional Liabilities"); and (v) any and all extensions or renewals of any of the foregoing indebtedness ("Extensions"). (Hereinafter, the Primary Debt, Advancements, Costs, Additional Liabilities and Extensions are referred together as the "Indebtedness".)

Mortgagor hereby further covenants with the Mortgagee as follows:

1. **Payment of Sums Due.** If Mortgagor is the Borrower (or one of them, if more than one), Mortgagor covenants and agrees to promptly pay the principal of, and interest on, the Primary Debt and the other Indebtedness as and when the payment(s) thereof become due, all without relief from valuation and appraisal laws and with attorney fees. All payments shall be distributed and applied in the following order or priority:

First, to all costs, advancements, and expenses advanced by Mortgagee concerning the Mortgaged Property;

Second, to interest due under the note;

Third, to amortization of the principal of the Note, and

Fourth, to late charges due under the Note

2. **Care and Condition of Mortgaged Property.** Mortgagor shall (a) promptly repair, restore or rebuild the Mortgaged Property, or any portion thereof, which is damaged or destroyed; (b) keep the Mortgaged Property in good condition and repair without waste, and free from encroachments and from mechanic's or materialman's lien or claims for lien not expressly subordinated to this Mortgage; (c) pay when due any indebtedness which may be secured by a lien or charge on the Mortgaged Property whether or not superior to the lien of this mortgage; (d) comply with all requirements of law and covenants and restrictions of record applicable to the Mortgaged Property or its use; (e) permit no change in or alteration of the design, structural character or general nature of the Real Estate and the Improvements without Mortgagee's prior written consent (which consent shall not be withheld unreasonably); and (f) permit Mortgagee to enter upon and inspect the Mortgaged Property at all reasonable times and to take reasonable action to protect and preserve the Mortgaged Property if Borrower has failed to do so.

3. **Warranties.** Mortgagor covenants and warrants that (a) Mortgagor is lawfully seized of the Real Estate in fee simple, has valid and indefeasible title to the Mortgaged Property and has a good and legal right to convey and mortgage the Mortgaged Property; and (b) the Mortgaged Property is and will remain free from all liens and encumbrances except only mortgages and liens in favor of Mortgagee, and Mortgagor will warrant and defend title to the Mortgaged Property against all claims made thereon.

4. **Insurance.** Mortgagor will keep the Mortgaged Property, whether in existence or subsequently erected, insured against loss by fire, extended casualty, vandalism, malicious mischief and such other hazards as reasonably may be required from time to time by Mortgagee for the benefit and protection of Mortgagee, including comprehensive and contractual liability insurance (together, the "Required Insurance"). The Required Insurance shall be written in forms, amounts, and by companies reasonably satisfactory to Mortgagee, and losses thereunder shall be payable to Mortgagee pursuant to standard non-contributing mortgage endorsements in favor of Mortgagee. Unless otherwise agreed by Mortgagee all policies of Required Insurance, including additional and renewal policies, shall be deposited with and held by Mortgagee. Any monies received as payment for any loss under any of the Required Insurance paid over to Mortgagee may be applied, at the option of Mortgagee, either to the prepayment of any portion, as Mortgagee may select, of the Indebtedness, without premium, or to the reimbursement of Mortgagor for expenses incurred by Mortgagor in the restoration or repair of the Mortgaged Property. Proceeds paid or payable to Mortgagor of the Required Insurance shall be applied to restoration of the Mortgaged Property in such fashion as Mortgagee reasonably may require. In the event of loss, Mortgagor shall give Mortgagee immediate notice by mail. Mortgagee may make proof of loss, if not made promptly by Mortgagor. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Mortgagee, instead of to Mortgagor and to Mortgagee jointly.

5. **Taxes.** Mortgagor will pay and discharge or cause to be paid and discharged when due, and before any penalty attaches, all taxes (including real and personal property taxes), general and special assessments, water and sewer rents or assessments, and all other governmental and municipal charges and impositions of any kind imposed upon or assessed against Mortgagor or the Mortgaged Property, or any part thereof, or arising in respect of the occupancy, use or possession thereof.

6. **Protection of Security by Mortgagee.** Mortgagee may at Mortgagee's option, but without any duty or obligation of any sort to do so and without in any way waiving or relieving any default by Mortgagor, make any payment and perform any act required of Mortgagor by this Mortgage, including but not limited to payment of insurance premiums, taxes, assessments, repair expenses, and prior liens and encumbrances. All expenses so incurred, including reasonable attorney fees and any other reasonable expenses incurred by Mortgagee to protect the Mortgaged Property, shall constitute Advancements and shall be immediately due and payable by Mortgagor.

7. **Transfer of Mortgaged Property.** Mortgagor shall not without prior written consent of Mortgagee (which consent may be withheld without reasonable cause) lease, transfer, sell, contract to sell or in any way further encumber all or any part of the Mortgaged Property.

8. **Condemnation.** If all or any part of the Mortgaged Property is taken or damaged pursuant to an exercise or threat of exercise of the power of eminent domain, the entire proceeds of the award or compensation payable in respect of the part so taken or damaged are hereby assigned to and shall be paid directly to Mortgagee. The proceeds of any award or compensation actually received by Mortgagee after deduction therefrom of all costs and expenses including reasonable attorney fees incurred by Mortgagee in connection with the taking, at Mortgagee's option, shall be applied, without premium, in part or entirely to payment of the Indebtedness or to restoration of the Mortgaged Property. Any application of the proceeds to principal and other amounts due shall not extend or postpone the due date of the monthly payments or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Mortgage shall be paid to the entity legally entitled thereto.

9. **Default and Acceleration.** Time is of the essence of this Mortgage. Upon the occurrence of any "Event of Default" (as hereinafter defined) and at any time thereafter, then, in any and every such case, the entire Indebtedness shall, at the option of Mortgagee, become immediately due and payable without any notice, presentment, demand, protest, notice of protest, or other notice of dishonor or demand of any kind, all of which are hereby expressly waived by Mortgagor, and Mortgagee shall have the right immediately to foreclose the Mortgage Lien created by this Mortgage against the Mortgaged Property, to enforce every other security interest created by this Mortgage and to institute any action, suit or other proceeding which Mortgagee may deem necessary or proper for the protection of its interests. If circumstances occur that would permit Mortgagee to require immediate payment in full, but Mortgagee does not require such payments, Mortgagee does not waive its rights with respect to subsequent events. The following shall each constitute an "Event of Default" for purposes of this Mortgage:

(a) **Default:** (i) in the payment when due of any of the Indebtedness, or (ii) in the performance any covenant or term of this Mortgage;

(b) Lease, sublease, assignment, sale, contracting for sale, transfer or encumbrance of all or any part of the Mortgaged Property, without Mortgagee's prior written consent;

(c) If Mortgagor or Borrower (or any one of them, if more than one) becomes the subject of an order for relief under the United States Bankruptcy Code, takes any action to obtain relief under the United States Bankruptcy Code, files an answer admitting bankruptcy or insolvency or in any manner is adjudged bankrupt or insolvent;

(d) Any part of the Mortgaged Property or all or any substantial part of the property or assets of Borrower (or any one of them, if more than one) is placed in the hands of any receiver or trustee, or Borrower (or any one of them, if more than one) consents, agrees or acquiesces to the appointment of any such receiver or trustee;

(e) Institution of proceedings to enforce or foreclose any Prior Mortgage Lien or any other mortgage or lien upon all or any part of the Mortgaged Property;

(f) If Mortgagor or Borrower does not continuously occupy the Mortgaged Property as his or her principal residence.

10. Foreclosure and Application of Proceeds. All expenses which may be paid or incurred by or on behalf of Mortgagee in connection with the foreclosure of this Mortgage for reasonable attorney fees, appraiser fees, outlays for documentary and expert evidence, stenographer charges, publication costs and cost of procuring all title searches, policies and examinations and similar data and assurances with respect to title as Mortgagee reasonably may deem necessary to prosecute such suit shall constitute Advancements, shall be immediately due and payable by Mortgagor with interest thereon at the Default Rate, and shall be allowed and included as Indebtedness in the judgment for sale. The proceeds of any foreclosure sale of the Mortgaged Property shall be distributed and applied in the following order or priority:

First, on account of all Advancements incident to the foreclosure proceedings and all Costs;

Second, all other items which under the terms of this Mortgage constitute Indebtedness additional to the Primary Debt;

Third, all principal, interest and other amounts remaining unpaid on the Primary Debt; and

Fourth, any remainder to the person or persons entitled thereto as determined by the court in the foreclosure proceedings.

11. Foreclosure Proceedings and Receiver. Upon the commencement of any proceedings to foreclose this Mortgage, Mortgagee shall be entitled forthwith to the appointment of a receiver or receivers, as a matter of right, without the giving of notice to any other party without regard to the adequacy or inadequacy of any security for the Indebtedness and without the requirement of any bond. Mortgagee shall be entitled to recover judgment either before or after or during the pendency of any proceedings for the enforcement of this Mortgage. The right of Mortgagee to recover such judgment shall not be affected by the exercise of any other right, power or remedy for the enforcement of this Mortgage or the foreclosure of the lien of this Mortgage.

12. Assignment of Rents. Mortgagor unconditionally assigns and transfers to Mortgagee all the rents and revenues of the Property. Mortgagor authorizes Mortgagee or Mortgagee's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Mortgagee or Mortgagee's agents. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Mortgagee gives notice of breach to Mortgagor: (a) all rents received by Mortgagor shall be held by Mortgagor as trustee for benefit of Mortgagee only, to be applied to the sums secured by the Security Instrument; (b) Mortgagee shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Mortgagee or Mortgagee's agent on Mortgagee's written demand to the tenant.

Mortgagee shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Mortgagor. However, Mortgagee or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or

remedy of Mortgagee. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

13. No Exclusive Remedy. Each and every right, power and remedy conferred upon or reserved to Mortgagee in this Mortgage is cumulative and shall be in addition to every other right, power and remedy given in this Mortgage or now or hereafter existing at law or equity. No delay or omission of Mortgagee in the exercise of any right, power or remedy shall be construed to be a waiver of any Event of Default or any acquiescence therein.

14. Provisions Severable. In the event any one or more of the provisions of this Mortgage for any reason shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage, but this Mortgage shall be construed as if such invalid, illegal or unenforceable provisions had never been contained in this Mortgage.

15. Notices. All notices pursuant to this Mortgage shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by registered or certified United States mail, addressed to Mortgagor at the following address:

JOE M. VELEZ and ALANNA M. VELEZ, 17813 Oak Park Lane, Lowell, IN. 46356-7067

and to Mortgagee at the following address:

JAMES E. HEINER and PATRICIA K. HEINER, 16501 Citrus Pkwy, Clermont, FL. 34714

or at such other place as either party may by notice in writing designate as a place for service of notice.

16. Successors and Assigns. This Mortgage shall (a) run with the land; (b) apply and extend to, be binding upon and inure to the benefit of Mortgagor, Mortgagor's heirs, administrators, successors and assigns and all persons claiming under or through Mortgagor, and the word "Mortgagor" shall include all such persons; and (c) shall apply and extend to, be binding upon and inure to the benefit of Mortgagee and Mortgagee's successors and assigns. The word "Mortgagee" shall include the successors and assigns of Mortgagee, and the holder or holders, from time to time, of the Note and any other Indebtedness instruments.

17. Miscellaneous. The captions in this Mortgage are for convenience only and do not define or limit the provisions of this Mortgage. All changes to this Mortgage must be in writing signed by Mortgagee and, if this Mortgage is recorded, shall not be effective until being recorded. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage and accepts and agrees to the terms of this Mortgage this _____ day of July, 2019.

Joe M. Velez
JOE M. VELEZ

STATE OF INDIANA

SS:

COUNTY OF LAKE

Before me, a Notary Public in and for the State of Indiana and a resident of Lake County, personally appeared JOE M. VELEZ, who, being first duly sworn, acknowledged execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 17th day of July, 2019.

Alanna M. Velez
ALANNA M. VELEZ

STATE OF INDIANA

COUNTY OF LAKE

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder
LINDA M. ANDREWS
NOTARY PUBLIC
SEAL
PORTER COUNTY, STATE OF INDIANA
My Commission Expires September 17, 2024
COMMISSION NO. 690122

Before me, a Notary Public in and for the State of Indiana and a resident of Lake County, personally appeared ALANNA M. VELEZ, who, being first duly sworn, acknowledged execution of the foregoing Mortgage.

Witness my hand and Notarial Seal this 17th day of July, 2019.

LINDA M. ANDREWS
NOTARY PUBLIC
SEAL
PORTER COUNTY, STATE OF INDIANA
My Commission Expires September 17, 2024
COMMISSION NO. 690122



Linda M. Andrews
Notary Public
I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

This instrument was prepared by Attorney Scott Pyle of Rubino, Ruman, Crosmer & Polen, LLC, 275 Joliet Street, Suite 330, Dyer, Indiana 46311, 219/322-8222

Return recorded document to: JAMES E. HEINER and PATRICIA K. HEINER, 16501 Citrus Pkwy, Clermont, FL. 34714