

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-012808

8:48 AM 2021 Feb 9

After Recording Return To:
RUTH RUHL, P.C.
Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251



[Space Above This Line For Recording Data]

Loan No.: 0032162430

FHA Case No.: 156-4370929

PARTIAL CLAIM MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on January 8th, 2021
The Mortgagor is NIKISHA S JEFFERSON, A SINGLE PERSON, whose address is 7454 WILLIAMS ST,
MERRILLVILLE, Indiana 46410

("Borrower").

This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is 451
Seventh Street, SW, Washington, DC 20410 ("Lender"). Borrower owes Lender the principal sum of
seventeen thousand two hundred ninety one and 07/100 Dollars
(U.S. \$17,291.07). This debt is evidenced by Borrower's note dated the same date as this Security Instrument

("Note"), which provides for the full debt, if not paid earlier, due and payable on November 1st, 2049
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, advanced under Paragraph 7 to protect
the security of this Security Instrument; and (c) the performance of 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 the following described property located in LAKE County, Indiana:

First Lien Mortgage Information: Dated October 30th, 2019 and recorded in Book N/A, Page N/A, Instrument No.
2019-075672.

INDIANA PARTIAL CLAIM MORTGAGE

Page 1 of 5
Rev. 06/15

Property of Lender
Indiana Recorder

55-1
100614
etc. [Signature]

NOT AN OFFICIAL DOCUMENT

Loan No.: 0032162430

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

which has the address of 7454 WILLIAMS ST, MERRILLVILLE, Indiana 46410

("Property Address");

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. All replacements and additions shall also be covered by this Security Instrument. 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 of 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.

Borrower and Lender covenant and 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 in 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 of 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 successors 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.

NOT AN OFFICIAL DOCUMENT

Loan No.: 0032162430

4. **Notices.** Any notice to Borrower provided 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 the 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, DC 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.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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.

8. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

9. **Waiver of Valuation and Appraisal.** Borrower waives all right of valuation and appraisal.

NOT AN OFFICIAL DOCUMENT

Loan No.: 0032162430

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

1-25-21
Date

NIKISHA S JEFFERSON (Seal)
NIKISHA S JEFFERSON -Borrower

Date

-Borrower

Date

-Borrower

EXECUTED AND DELIVERED in my presence:

Jane Lee [Witness's Signature]

Witness: Jane Lee [Witness's Printed Name]

*****PLEASE COMPLETE WITNESS ACKNOWLEDGMENT ON NEXT PAGE****

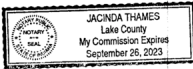
BORROWER ACKNOWLEDGMENT

State of Indiana
County of Lake

The foregoing instrument was acknowledged before me January 25, 2021 [date],
by NIKISHA S JEFFERSON

[name of person acknowledged].

(Seal)



Jacinda Thames
Jacinda Thames Notary Signature

Type or Print Name of Notary

Notary Public, State of Indiana
County of Residence: Lake
My Commission Expires: Sept 26, 2023

Loan No.: 0032162430

WITNESS ACKNOWLEDGMENT

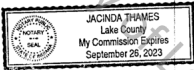
State of Indiana §
County of Lake §

Before me, a Notary Public in and for said County and State, personally appeared Sarah Seto-Lee [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by NIKISHA S JEFFERSON in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 25th day of January, 2021.

(Seal)

Jacinda Thames
Notary Signature



Jacinda Thames Type or Print Name of Notary
Notary Public, State of Indiana
County of Residence: Lake
My Commission Expires: Sept. 26, 2023

This Instrument Was Prepared By:
Ruth Ruhl, Esquire
12700 Park Central Drive, Suite 850
Dallas, TX 75251

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

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

LOT 56 IN CREEKWOOD CROSSING, UNIT 1, TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 097, PAGE 70, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TAX ID #: 45-12-18-304-015.000-030

Property of Lake County Recorder