

NOT AN OFFICIAL DOCUMENT

2021-544704
12/28/2021 03:23 PM
TOTAL FEES: 25.00
BY: KK
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

When Recorded Return To:
Richmond Monroe Group - SAR
82 Jim Linegar Ln
Branson West, MO 65737
Ref #: 0004190000111729

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is:

JASON A. FISCHER
741 POLK AVE
DYER, IN 46311

The mailing address of the grantee is:

JASON A. FISCHER
741 POLK AVE
DYER, IN 46311

[Space Above This Line For Recording Data]

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this **26th** day of **October, 2021**, between **JASON A. FISCHER AND LISA L. FISCHER** ("Borrower") and **Select Portfolio Servicing, Inc** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated **September 26, 2005**, in the amount of **\$153,000.00** and recorded on **September 29, 2005** in Book, Volume, or Liber No. _____ at Page _____ (or as Instrument No. **2005-085751**), of the Official (Name of Records) Records of Lake, **INDIANA** (County and State, or other jurisdiction) and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at _____



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741 POLK AVENUE, DYER, IN 46311
(Property Address)

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **December 1, 2021**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$125,382.05**, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of **5.875%**, from **November 1, 2021**. Borrower promises to make monthly payments of principal and interest of U.S. **\$678.98**, beginning on the **1st** day of **December, 2021**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of **5.875%** will remain in effect until principal and interest are paid in full. If on **November 1, 2061** (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
 - a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and



- b) all terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

- a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.
- d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
- f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.



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By checking this box, Borrower also consents to being contacted by text messaging .

TAX CONSEQUENCES OF LOAN MODIFICATIONS. There may be income tax consequences related to this loan modification. Because you will be responsible for paying any income tax due as a result of this loan modification, you may wish to consult a tax advisor before accepting this loan modification.

In Witness Whereof, Lender and Borrower have executed this Agreement.


Borrower - JASON A. FISCHER

Date: 11/12/2021


Borrower - LISA L. FISCHER

Date: 11/30/2021



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ACKNOWLEDGMENT

State of Indiana §
County of Lake §
§

Before me, Angela Manfre a Notary Public in and for said County and State, personally appeared **JASON A. FISCHER AND LISA L. FISCHER** who acknowledged the execution of the foregoing instrument or conveyance, and who, having, been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30 day of November, 2021.

Angela Manfre
Signature of Notarial Officer

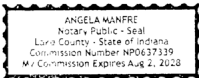
Angela Manfre

Notary Printed Name

Lake
County Notarial Officer Resides

(Seal, if any)

My Commission Expires: 06/02/2023



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ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE

Select Portfolio Servicing, Inc

By: *Jennifer Cano* Jennifer Cano
Document Control Officer
-Lender Date of Lender's Signature DEC 14 2021

ACKNOWLEDGMENT

State of Utah §
County of Salt Lake §

On this 14 day of Dec. 2021, personally appeared before me

Jennifer Cano

whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is a ****Document Control Officer of Select Portfolio Servicing, Inc** and that said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors,) and said ****Document Control Officer** acknowledged to me that said Corporation executed the same.



M. Aleki
Signature of Notary Public

Mezepa Aleki
Printed Name

Residing at: State of Utah
County of Salt Lake

(Seal)

My Commission Expires: FEB 21 2024

This instrument was prepared by:

Andrea Cordova
3217 S Decker Lake Dr
Salt Lake City, UT 84119

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 ANDREA CORDOVA (NAME).



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EXHIBIT A

BORROWER(S): JASON A. FISCHER AND LISA L. FISCHER

LOAN NUMBER: 0025066317

LEGAL DESCRIPTION:

STATE OF INDIANA, COUNTY OF LAKE, AND DESCRIBED AS FOLLOWS:

SITUATED IN LAKE COUNTY, STATE OF INDIANA: LOT 403 IN NORTHGATE 7TH ADDITION, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 101, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. PARCEL NO.: 12-14-0140-0001 CURRENT DEED INSTRUMENT NO.: 2002019800 COMMONLY KNOWN AS: 741 POLK AVENUE, DYER, IN 46311

**Parcel ID Number: 45-10-01-252-005.000-034
ALSO KNOWN AS: 741 POLK AVENUE, DYER, IN 46311**

