

2023-512118
04/26/2023 10:46 AM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

When Recorded Return To:
Nationstar Mortgage LLC
2100 Alt. 19 North
Palm Harbor, FL 34683

Loan Number 0634007900

AFFIDAVIT OF MISSING ASSIGNMENT

CORRECTIVE GAP ASSIGNMENT: TO REMEDY A GAP IN THE RECORDED OWNERSHIP INTEREST BETWEEN THE MORTGAGE RECORDED ON 09/09/1993, INSTR# 93059322 AND THE ASSIGNMENT RECORDED ON 11/29/2011, INSTR# 2011 067363.

The undersigned Sylvia Ramirez, being duly sworn deposes and states as follows:

1. That I am an ASSISTANT SECRETARY of NATIONSTAR MORTGAGE LLC ("Affiant") having its principal place of business at 8950 CYPRESS WATERS BLVD., COPPELL, TX 75019, an officer duly authorized to make this affidavit.
2. That I have personal knowledge of the facts set forth in this Affidavit including that of NATIONSTAR MORTGAGE LLC's business records kept in the course of its regularly conducted business activities. I have personal knowledge of NATIONSTAR MORTGAGE LLC's procedures with respect to the safekeeping and retrieval of collateral documents and loans serviced or administered by NATIONSTAR MORTGAGE LLC on behalf of various Mortgages.
3. That Affiant is the servicer or attorney-in-fact for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HSBC BANK USA, N.A. ("Current Mortgage"), who is the Mortgagee of a certain Mortgage (the "Mortgage") dated on 08/23/1993 made by FELTON READUS, SR. AND ALTHEA READUS as Mortgagor(s) to DONALD WEBBER MORTGAGE CO, INC. as Original Mortgage, which Mortgage was recorded on 09/09/1993 in the office of the Recorder, Registrar or Clerk of LAKE County, in the State of IN, in Instrument # 93059322.
4. Based upon the records maintained in Affiant's system of record, the Current Mortgage owns and holds said Mortgage as a result of sale and assignment thereof to the Current Mortgage from a previous Mortgage. The Current Mortgage duly and properly acquired the Mortgage and has in its possession the Mortgage loan documentation pertaining to same.
5. That I have examined an abstract of the public records of said County, and all known collateral documents in possession of the Affiant, and there appears to be a gap in the chain of assignments of said Mortgage from the Original Mortgagee to the Current Mortgage. There is at least one assignment between DONALD WEBBER MORTGAGE CO, INC., and HSBC BANK USA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO HSBC BANK USA, F/K/A MARINE MIDLAND BANK, SUCCESSOR BY MERGER TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER and perhaps others within this gap that do not appear of public record.
6. That I have concluded that such missing assignment(s) either were never completed or, if completed, were lost, misplaced or destroyed before the same could be placed of record.
7. That, based on my review of available records, including, where applicable, the chain of endorsements on the Note, securitization documents, the collateral file, or other records of the loan, this loan was indeed assigned from DONALD WEBBER MORTGAGE CO, INC. to HSBC BANK USA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO HSBC BANK USA, F/K/A MARINE MIDLAND BANK, SUCCESSOR BY MERGER TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF ROCHESTER, and as such, an assignment should have been executed and recorded to indicate same.

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NOT AN OFFICIAL DOCUMENT

Loan Number 0634007900

8. That, after a diligent good faith attempt, I have concluded such assignment(s) cannot now be obtained. If a copy of one or more incomplete or otherwise unrecordable intervening assignment(s) are available, they are attached to this affidavit.

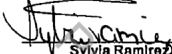
9. Based upon the records maintained in Affiant's system of record, the Current Mortgagee has not further assigned or transferred said Mortgage to any other party.

10. That this affidavit is made to induce the Recorder, Registrar or Clerk of said County to accept for recording this instrument, executed and acknowledged by the Affiant, in place of said lost, misplaced or destroyed assignment(s).

11. The Current Mortgagee agrees to indemnify and hold harmless the Recorder, Registrar or Clerk of said County from and against any cost or claims that may arise by reason of the acceptance and recording of this affidavit.


Dated on APR 24 2023 (MM/DD/YYYY)

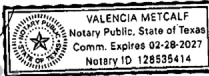
NATIONSTAR MORTGAGE LLC


Sylvia Ramirez
ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF DENTON

Sworn to and subscribed before me on APR 24 2023 (MM/DD/YYYY) by

Sylvia Ramirez

Valencia Metcalf



Notary Public - STATE OF TEXAS

Commission expires: FEB 28 2027

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.

Document Prepared By: Kim Gentry, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019 (888) 480-2432

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Property of Lake County Recorder