

NOT AN OFFICIAL DOCUMENT

2023-522880
07/19/2023 08:56 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

ASSIGNMENT OF MORTGAGE

Arvest Bank Loan No.: xxxxxx1792

MIN No.: 100094600000454811

MERS PHONE 1-888-679-6377

FOR VALUE RECEIVED, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Mortgagee, as nominee for Sallie Mae Home Loans, INC., its successors and assigns (herein "Assignor") Whose Address is 11819 Miami St., Suite 100, Omaha, NE 68164; P.O. Box 2026, Flint, MI 48501-2026, does hereby assign, transfer, and convey, unto: ARVEST BANK, SUCCESSOR IN INTEREST BY MERGER TO ARVEST CENTRAL MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS

A corporation organized and existing under the laws of Arkansas (herein "Assignee"), whose address is:

801 JOHN BARROW, SUITE 1, LITTLE ROCK, AR 72205-6599

A certain Mortgage dated August 31, 2006, made and executed by Michelle Fisher, A Single Woman (Borrower) to Sallie Mae Home Loans, Inc. (Lender), and given to secure payment of \$99,900.00, which Mortgage is of record as No. 20060788451 and Recorded on September 7, 2006 and re-recorded as No. 2023-519308 on JUNE 21, 2023 of the county records of Lake, State of Indiana

PROPERTY ADDRESS: SEE ATTACHED

LEGAL DESCRIPTION: see attached

LAST ASSIGNMENT: February 25, 2019

TO HAVE AND TO HOLD the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-described Mortgage.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Mortgage on this 13th day of July 2023.

I affirm, under the penalties for perjury, That I have taken responsible care to redact each Social Security Number in this Document, Social Security Number in this Document, Unless required by law

Mortgage Electronic Registration Systems, Inc as Mortgagee, as nominee for Sallie Mae Home Loans, INC., its successor and assigns



Kaye Weathers, Vice President



Reviewed By: Tiina Munroe



Witness Signature: Sheikha Nandan, Asst. Vice President

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ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

On this day, before the undersigned, a Notary Public duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Kaye Weathers to me personally well known, who stated that he/she is Vice President of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Mortgagee, as nominee for Sallie Mae Home Loans, INC., its successor and assigns and duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name of said corporation, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 13 day of JULY 2023.

BY: Jeffrey A. Brizzolara
Notary Public

(TYPE/PRINT NAME) Jeffrey A Brizzolara
My Commission Expires: 8-16-25



WITNESS ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

I, a Notary Public, hereby certify that Kaye Weathers whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 13 day of JULY 2023.

BY: Jeffrey A. Brizzolara
Notary Public

(TYPE/PRINT NAME) Jeffrey A Brizzolara
My Commission Expires: 8-16-25



Prepared By: T. Munroe
RECORD AND RETURN TO:
Arvest Bank
801 John Barrow Road, Suite 1
Little Rock, AR 72205
ASSIGNEE'S ADDRESS IS:
801 John Barrow Road, Suite 1
Little Rock, AR 72205

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the COUNTY of LAKE

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]
LAND SITUATED IN THE CITY OF HOBART, COUNTY OF LAKE, STATE OF INDIANA, IS DESCRIBED AS FOLLOWS: LOTS 40 AND 41 IN BLOCK 2 IN RIDGELAWN, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20 PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. MORE COMMONLY DESCRIBED AS: 535 RIDGELAWN DR, HOBART, IN 46342.

Parcel ID Number: 18-128-41 which currently has the address of
535 RIDGELAWN DR. [State]
HOBART [City], Indiana 46342 [Zip Code]

("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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.