

2025-05-29  
02/27/2024 09:14 AM  
TOTAL FEES: \$5.00  
BY: JAS  
PG #: 7  
RECORDED AS PRESENTED

STATE OF INDIANA  
CLERK OF COURTS  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Recording Requested By/Return To:  
NATIONSTAR MORTGAGE LLC  
D/B/A MR. COOPER  
999 TECH ROW, #200  
MADISON HEIGHTS, MICHIGAN  
48071

[Space Above This Line For Recording Data]

**NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE SECRETARY OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.**

**PARTIAL CLAIM MORTGAGE**

VA Partial Claim Loan No. 282600764310  
Primary VA Guaranteed Loan No. 282660764310

**Property Address: 825 N RENSSELAER ST, GRIFFITH, INDIANA 46319**

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on the date of execution. The Mortgagor is MATTHEW MCGIVNEY, whose address is 825 N RENSSELAER ST, GRIFFITH, INDIANA 46319 ("Borrower"). This Security Instrument is given to the Secretary of Veterans Affairs, an Officer of the United States, and whose address is Department of Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 ("Lender"). Borrower owes Lender the principal sum, as calculated under Title 38 Code of Federal Regulations ("C.F.R."), Section 36.4805(e), of FIFTEEN THOUSAND SIX HUNDRED FORTY-SEVEN AND 63/100THS Dollars (U.S. \$15,647.63).

**Notwithstanding the foregoing or any other provisions contained herein, if personal liability with respect to any amounts payable under the primary Note has been discharged in bankruptcy,**



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Borrower and Lender understand and agree that nothing contained herein with respect to any amounts payable under this Note, shall be construed to impose personal liability to repay any such obligation in violation of such discharge. Borrower and Lender further understand and agree that to the extent that such personal liability with respect to any amounts payable under the primary Note has been discharged in bankruptcy, Borrower is entering into this Note voluntarily for the benefits to be obtained thereby and not as an affirmation of the debt evidenced by the primary Note, and that this Note, or any actions taken by the Lender in relation to this Note, does not constitute a demand for payment or any attempt to collect any such previously discharged obligation.

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 OCTOBER 01, 2052.

BORROWER MAY make prepayments for this subordinate loan, in whole or in part, without charge or penalty. If Borrower makes a partial prepayment there will be no changes in the due date unless Lender agrees in writing to those changes.

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, with the power of sale the following described property located in LAKE County, INDIANA:

**LEGAL DESCRIPTION:**

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA. THE SOUTH 6 FEET OF LOT 12, ALL OF LOT 13 AND THE NORTH 13 FEET OF LOT 14 BLOCK 2, INDUSTRIAL CENTER SUBDIVISION, IN THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. PARCEL: 07-35-128-007.000-006 BEING THE SAME PROPERTY CONVEYED TO MATTHEW MCGIVNEY BY DEED FROM SCOTT WILCZEWSKI AND KIMBERLY MCGEE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. RECORDED 03/14/2008 IN DEED INSTRUMENT NO. 2008018602, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

Tax Parcel No.:

45-07-35-128-007.000-006

which has the address of 825 N RENNELAER ST, GRIFFITH, INDIANA 46319 ("Property Address").



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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,



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modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

**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 Veterans Affairs, Loan Guaranty Service, 3401 West End Avenue, Suite 760W, Nashville, TN 37203 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. Remedies.

**(a) Notice of Default.** Lender will give a notice of default to Borrower following Borrower's breach of any covenant or agreement in this Security Instrument. The notice will specify, in addition to any information required by applicable law: (i) the default; (ii) the action required to cure the default; (iii) that failure to cure the default on or before the date specified in the notice may result in foreclosure by judicial proceeding and sale of the Property; and (iv) Borrower's right to deny in the foreclosure proceeding the existence of a default or to assert any other defense of Borrower to foreclosure.

**(b) Foreclosure; Expenses.** If the default is not cured on or before the date specified in the notice, Lender 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 will be entitled to collect all expenses incurred in pursuing its remedies, including, but not limited to: (i)



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reasonable attorneys' fees and costs; and (ii) other fees incurred to protect Lender's interest in the Property and/or rights under this Security Instrument.

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

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

**10. Stated Maturity Date.** The stated maturity date is the date by which the debt must be paid in full as set forth in the Note.

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



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Borrower - Matthew McGivney

Date: 1.9.24

State of INDIANA  
County of Lake }  
Enter County Here

Before me, a Notary Public in and for said County and State, personally appeared **MATTHEW MCGIVNEY** who acknowledged the execution of the foregoing **PARTIAL CLAIM MORTGAGE**.

Witness my hand and Notarial Seal this 9 day of January, 2024

[SEAL]

**APRIL D CASPER**  
**NOTARY PUBLIC - SEAL**  
**STATE OF INDIANA**  
**COMMISSION NUMBER NP0749094**  
**MY COMMISSION EXPIRES MAY 24, 2031**

April D. Casper  
Signature of Notary Public

April D. Casper  
Printed Name of Notary Public

Lake  
Printed Notary Public's County of Residence

My Commission Expires 5-24-31

[ ] This remote notarial act was performed using audiovisual communication technology.

Location of principal at the time of the notarial act: Griffith, Lake, IN  
(City, County, and State)

Location of notary at the time of the notarial act: Griffith, Lake, IN  
(City and County in Indiana)



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Affirmation

This instrument was prepared by Yvonne Garcia, 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 \_\_\_\_\_;

This Instrument Prepared By:

Yvonne Garcia

\_\_\_\_\_  
MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPELL, TX 75019

