

2024-525474  
08/01/2024 01:25 PM  
TOTAL FEES 25.00  
BY: MA  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

### Release of Mortgage

M&T Bank#: 0104610050 "SHERMAN" R31/419 0231364512 1847410047 Lake, Indiana

**MIN #:100188508090278460 MERS Corporate Phone Number: 1-888-679-6377**

KNOW ALL MEN BY THESE PRESENTS that LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

, holder of a certain Mortgage to secure the amount of \$251,322.00 whose parties, dates and recording information are below, does hereby acknowledge full payment and satisfaction of the same, and in consideration thereof, does hereby cancel and discharge said Mortgage.

Original Mortgagor: GAIL M. SHERMAN AND WILLIAM P. SHERMAN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR DRAPER AND KRAMER MORTGAGE CORP DBA 1ST ADVANTAGE MORTGAGE, ITS SUCCESSORS AND ASSIGNS

Dated: 09-25-2008 Recorded: 10-24-2008 as Instrument No. 2008 073008, Book/Reel/Liber N/A, Page/Folio N/A, In the offices of the County Recorder of Lake County, in the State of Indiana

-FHA HOME AFFORDABLE MODIFICATION AGREEMENT Dated: 12-26-2017 Recorded: 02-28-2018 as Instrument No. 2018 013286, Book/Reel/Liber N/A, Page/Folio N/A, between GAIL M. SHERMAN AND WILLIAM P. SHERMAN and JPMORGAN CHASE BANK, N.A. in the amount of \$227,406.72

-LOAN MODIFICATION AGREEMENT Dated: 10-27-2021 Recorded: 11-30-2021 as Instrument No. 2021-540339, Book/Reel/Liber N/A, Page/Folio N/A, between GAIL M. SHERMAN AND WILLIAM P. SHERMAN and LAKEVIEW LOAN SERVICING, LLC BY ITS ATTORNEY-IN-FACT M&T BANK in the amount of \$186,048.15

MERS has a physical address at 11819 Miami St., Suite 100, Omaha, NE 68164; P.O. Box 2026, Flint, MI 48501-2026 and a mailing address at PO BOX 2026, FLINT, MI 48501-2026


Property Address: 12840 JEFFERSON DRIVE, CROWN POINT, IN 46307

IN WITNESS WHEREOF, the undersigned has, by the officer duly authorized, executed this document.

LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT

POA: 11/7/2016 in Instrument No.: 2016-070561

On August 1st, 2024

By:   
Alan Myers, Vice President

STATE OF New York  
COUNTY OF Erie

On the 1st day of August in the year 2024 before me, the undersigned, personally appeared Alan Myers, Vice President of LAKEVIEW LOAN SERVICING, LLC BY M&T BANK AS ATTORNEY-IN-FACT, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

WITNESS my hand and official seal,



Regina D. Brundage  
Notary Public State of New York  
Notary Expires: 4/15/2025 #01BR6279617  
Qualified in Erie County

REGINA D BRUNDAGE  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BR6279617  
Qualified in Erie County  
My Commission Expires 04-15-2025

# NOT AN OFFICIAL DOCUMENT

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is 12840 JEFFERSON DR, CROWN POINT, IN, 46307. The mailing address of the grantee is 12840 JEFFERSON DR, CROWN POINT, IN, 46307.

This instrument was prepared by:

Susan M. Portis, M&T Bank, 1 Fountain Plaza, 4th Floor, Buffalo, NY, 14203 (800) 724-2224

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. Susan M. Portis.

When Recorded Return To: Lien Release Dept, M&T Bank, 4th Floor - Lien Release Dept., PO BOX 5178, Buffalo, NY 14240

Property of Lake County Recorder