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## REAL ESTATE MORTGAGE

This indenture witnesseth that Olson Group Network, LLC, of Lake County, Indiana, as MORTGAGOR.

MORTGAGES AND WARRANTS

to Paul S. Applefield, as trustee of the Paul S. Applefield Retirement Trust, 22725 America Way, Calabasas, CA 91302, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Lot 36 Except the West 15 feet thereof and the West 17.5 feet of Lot 35 in Block "D" in Re-subdivision in Miller Dunes Addition to Gary as per plat of said Re-subdivision, recorded in Plat Book 25, Page 16 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 6635 E 3rd Ave, Gary, IN 46303

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Sixty-Six Thousand and 00/100 Dollars**, (\$166,000.00), when the same shall become due, of all sums due and owing the mortgagor pursuant to the ferms of a certain Promissory Note of even date.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualities in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of Olson Group Network, LLC, represents and certifies that he or she is a duly elected officer of Olson Group Network, LLC, and has been fully empowered, by proper resolution of the Board of Directors of Olson Group Network, LLC, to execute and deliver this deed; that Olson Group Network, LLC, has full corporate capacity to mortgage the real

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## NOT AN OFFICIAL DOCUMENT

estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

IN WITNESS WHEREOF, Olson Group Network, LLC, has caused this mortgage to be executed this 10th day of September, 2024.

| 10th day of September, 2024.  |  |
|---|--|
| Olson Group Network, LLC,   |  |
| h   | (Seal)   |
| Jayrod Stotmeister  | Authorized Signer  |
| 0000  | Authorized Signet  |
| STATE OF INDIANA ) SS:  |  |
| COUNTY OF LAKE  |  |
| having been duly sworn, stated that he is an authoriz<br>who acknowledged the execution of the foregoing                          | nd State, personally appeared Jarrod Stotmeister who<br>ted signer on behalf of Olson Group Network, LLC,<br>Mortgage for and on behalf of said Olson Group<br>tated that the representations therein contained are true.  |
| WITNESS my hand and Notarial Seal this 10th day of  | of September, 2024.  |
| MY COMMISSION EXPIRES:  |  |
| 12-03-2027  | Notary Public A Resident of Lake County  |
| This Instrument Prepared By: Paul S Applefield 22725 America Way, Calabasas, CA 91302 Our file No. 6635 E 3rd Ave, Gary, IN 46303 | Mode Poseii Notary Pubric Sea State oi Indiana Late County Pubric Sea State oi Indiana Commission Number Not723584 My Commission Supple 12535021 My Commission Supple 12535021   |
| Initials  | AFFREM, UNDER THE PENALITIES FOR FERTURY, THAT I HAVE TAKEN ERASONABLE CARE TO REPOATE EACH SOCIAL SECURITY NUMBER IN THIS FORTHERS IN THIS PROPERTY OF A PENALITIES OF A PENA |

DOCUMENT, UNLESS REQUIRED BY LAW.