



LIEN SEARCH Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-NCU-01899	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	DESIREE RUNYON AND DAVID RUNYON		
PROPERTY ADDRESS:	1192 E MARCY CT, CONNERSVILLE, IN 47331		
CITY, STATE AND COUNTY:	CONNERSVILLE, INDIANA (IN) AND FAYETTE		

SEARCH INFORMATION

SEARCH DATE:	04/11/2025	EFFECTIVE DATE:	04/10/2025
NAME(S) SEARCHED:	DESIREE RUNYON AND DAVID RUNYON		
ADDRESS/PARCEL SEARCHED:	1192 E MARCY CT, CONNERSVILLE, IN 47331/21-09-06-412-007.000-002/21-09-06-400-026.000-002		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DAVID L. RUNYON AND DESIREE L. RUNYON, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	WANDA L. FISHER
DATED DATE:	10/20/2016	GRANTEE:	DAVID L. RUNYON AND DESIREE L. RUNYON, HUSBAND AND WIFE
BOOK/PAGE:	114/86	RECORDED DATE:	10/20/2016
INSTRUMENT NO:	201600002967		
COMMENTS:			

CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:		TAX YEAR:	
TAX AMOUNT:		TAX AMOUNT:	
TAX STATUS:		TAX STATUS:	
DUE DATE:		DUE DATE:	
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME	MORTGAGE	AMOUNT:	\$55,970.00
DATED DATE:	10/20/2016	RECORDED DATE	10/20/2016
INSTRUMENT NO:	201600002968	BOOK/PAGE:	114/88
OPEN/CLOSED:	CLOSED-END	SUBJECT LIEN (YES/NO):	YES
BORROWER:	DAVID L RUNYON AND DESIREE L RUNYON, HUSBAND AND WIFE.		
LENDER:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY ACTING AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION DBA FREEDOM HOME MORTGAGE.		
TRUSTEE:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF CONNERSVILLE
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ADDITIONAL NOTES

TAXSHEET NOT AVAILABLE TAXE TO FOLLOW

LEGAL DESCRIPTION
<p>THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE TOWNSHIP OF CONNERSVILLE, COUNTY OF FAYETTE AND STATE OF INDIANA, TO-WIT:</p> <p>TRACT I</p> <p>LOT NUMBER 12, SECTION 2 OF MCGRAW'S SUBDIVISION OF "COUNTRYBROOK" AS RECORDED JULY 13, 1971 IN PLAT BOOK 6, PAGE 32 IN THE RECORDER'S OFFICE OF FAYETTE COUNTY, INDIANA.</p> <p>TRACT II</p> <p>A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 13 EAST IN CONNERSVILLE TOWNSHIP, FAYETTE COUNTY, INDIANA, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A RE-BAR STAKE AT THE NORTHEAST CORNER OF LOT #13 IN MCGRAW'S PLAT OF COUNTRYBROOK, SECTION 2 AS RECORDED IN PLAT BOOK 6, PAGE 32 IN THE OFFICE OF THE RECORDER OF FAYETTE COUNTY, INDIANA; THENCE NORTH 90 DEGREES 00 MINUTES WEST ALONG THE NORTH LINE OF SAID PLAT 121.49 FEET TO A RE-BAR STAKE; THENCE NORTH 16 DEGREES 46 MINUTES WEST 200.00 FEET TO A RE-BAR STAKE; THENCE NORTH 81 DEGREES 39 MINUTES EAST 181.10 FEET TO A RE-BAR STAKE; THENCE SOUTH 00 DEGREES 00 MINUTES WEST 217.80 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRE.</p>

21-09-06-412-007.000-002

General Information

Parcel Number
21-09-06-412-007.000-002

Local Parcel Number
0020053800

Tax ID:

Routing Number
09-06-400-026

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Fayette

Township
CONNERSVILLE TOWNSHIP

District 002 (Local 002)
CONNERSVILLE TOWNSHIP

School Corp 2395
FAYETTE COUNTY

Neighborhood 2590602-002
Countrybrook

Section/Plat
6.210

Location Address (1)
1192 E MARCY CT.
CONNERSVILLE, IN 47331

Zoning
RS Residential Suburban

Subdivision
Country Brook

Lot

Market Model
2590602

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Monday, July 15, 2024

Review Group
3

Runyon, David L & Desiree L

Ownership

Runyon, David L & Desiree L
1192 Marcy Court
Connersville, IN 47331

Legal

MCGRAWS SUBDIVISION OF COUNTRYBROOK
SEC. # 2 LOT # 12
MARCY COURT



1192 E MARCY CT.

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/20/2016	Runyon, David L & De	2016-2967	WD	114/86	\$58,000	V
06/28/1993	Fisher, James E. & Wa		WD	/		I
01/01/1900	HENRY, HILTON B. &		WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2023	2022	2021
Reason For Change	AA	Misc	AA	AA	AA
As Of Date	04/03/2024	07/06/2023	04/03/2023	04/11/2022	04/07/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Land Res (1)	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$67,000	\$67,000	\$67,000	\$63,800	\$53,300
Imp Res (1)	\$67,000	\$67,000	\$66,500	\$63,300	\$52,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$500	\$500	\$400
Total	\$79,000	\$79,000	\$79,000	\$75,800	\$65,300
Total Res (1)	\$79,000	\$79,000	\$78,500	\$75,300	\$64,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$500	\$500	\$400

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 145', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		100	100x148	1.00	\$120	\$120	\$12,000	0%	1.0000	100.00	0.00	0.00	\$12,000

Countrybrook

/25

1/2

Notes

7/27/2020 21RS: REASSESSMENT SOLUTION CH 2021
PER AVS, NO PHYSICAL REASSESSMENT CHANGES FOR 1/1/21 KP

1/20/2017 17RS: REASSESSMENT SOLUTION CH 2017
PER AVS, REMOVED SV FROM UTLSHD, 1/1/17 KP

10/25/2016 MEM1: MEMO 1
PARCELS 002-00538-00 & 002-00992-23
TRANSFERRED FROM WANDA L.
FISHER TO DAVID L. & DESIREE L. RUNYON BY
WD FOR \$58,000 ON
10/20/16 DE 10/20/16 BK 114 PG 86-89 IN # 16-2967. PK

8/19/2013 PAR: PARCEL REVIEW
PER GNA, NO PHYSICAL CHANGE 3/1/12. DSC

Land Computations

Calculated Acreage	0.34
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.34
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.34
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$12,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,000

21-09-06-400-026.000-002

General Information

Parcel Number
21-09-06-400-026.000-002

Local Parcel Number
0020099223

Tax ID:

Routing Number
09-06-400-027

Property Class 500
Vacant - Platted Lot

Year: 2024

Location Information

County
Fayette

Township
CONNERSVILLE TOWNSHIP

District 002 (Local 002)
CONNERSVILLE TOWNSHIP

School Corp 2395
FAYETTE COUNTY

Neighborhood 2500001-002
Connersville Twp Homesites "A" 00

Section/Plat
6.180

Location Address (1)
1192 E MARCY CT
CONNERSVILLE, IN 47331

Zoning
RS Residential Suburban

Subdivision
Unplatted Connersville Twp

Lot

Market Model
2500001

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Water, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed
Monday, July 15, 2024
Review Group 3

Runyon, David L & Desiree L

Ownership

Runyon, David L & Desiree L
1192 E Marcy Court
Connersville, IN 47331

Legal

PT. SE 1/4 6-13-13 0.71 AC 1192 E MARCY CT



1192 E MARCY CT

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/20/2016	Runyon, David L & De	2016-2967	WD	114/86	\$58,000	V
06/28/1993	Fisher, James E. & Wa		WD	/		I

Res

Valuation Records

Assessment Year	2024	2024	2023	2022	2021
Reason For Change	Reclass	AA	AA	AA	AA
As Of Date	06/12/2024	04/03/2024	04/03/2023	04/11/2022	04/07/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$2,600	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$2,600	\$2,600	\$2,600	\$2,600
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$2,600	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$2,600	\$2,600	\$2,600	\$2,600

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	0.7100	1.00	\$3,600	\$3,600	\$2,556	0%	1.0000	0.00	100.00	0.00	\$2,560

Connersville Twp Homesit

1/2

Notes

7/27/2020 REASSESS: 7/27/20: PER AVS, NO PHYSICAL REASSESSMENT CHANGES FOR 1/1/21 KP

12/15/16: PER AVS, NO PHYSICAL REASSESSMENT CHANGE, 1/1/17 KP

10/20/2016 MEM1: PARCELS 002-00538-00 & 002-00992-23 TRANSFERRED FROM WANDA L. FISHER TO DAVID L. & DESIREE L. RUNYON BY WD FOR \$58,000 ON 10/20/16 DE 10/20/16 BK 114 PG 86-89 IN # 16-2967. PK

6/28/1993 SPLT: SPLIT FROM MCQUEEN, HAYDEN & CAROL J. & VERNIS J. CORNETT, JR. W.D. 6-16-93, D.E. 6-28-93.

Land Computations

Calculated Acreage	0.71
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.71
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.71
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$2,600
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$2,600
CAP 3 Value	\$0
Total Value	\$2,600

DULY ENTERED FOR
TAXATION
Subject to Final Acceptance for Transfer

OCT 20 2016

Gene E. Downard
Auditor, Fayette County

201600002967
Filed for Record in
FAYETTE COUNTY, IN
RUTH NUTTY, RECORDER
10-20-2016 At 09:58 am.
WARRANTY D 18.00
OR Book 114 Page 86 - 87

Instrument Book Page
201600002967 OR 114 86

WARRANTY DEED

THIS INDENTURE WITNESSETH: That Wanda L. Fisher, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to David L. Runyon and Desiree L. Runyon, husband and wife, the following described real estate situate in the Township of Connersville, County of Fayette and State of Indiana, to-wit:

TRACT I

Lot Number 12, Section 2 of McGraw's Subdivision of "Countrybrook" as recorded July 13, 1971 in Plat Book 6, page 32 in the Recorder's Office of Fayette County, Indiana.

TRACT II

A part of the Southeast Quarter of Section 6, Township 13 North, Range 13 East in Connersville Township, Fayette County, Indiana, being bounded and described as follows:

Beginning at a re-bar stake at the Northeast corner of Lot #13 in McGraw's Plat of Countrybrook, Section 2 as recorded in Plat Book 6, page 32 in the Office of the Recorder of Fayette County, Indiana; thence North 90 degrees 00 minutes West along the North line of said Plat 121.49 feet to a re-bar stake; thence North 16 degrees 46 minutes West 200.00 feet to a re-bar stake; thence North 81 degrees 39 minutes East 181.10 feet to a re-bar stake; thence South 00 degrees 00 minutes West 217.80 feet to the point of beginning, containing 0.71 acre.

Known as: 1192 E. Marcy Court, Connersville, IN 47331

Parcel Number: 21-09-06-412-007.000-002 and 21-09-06-400-026.000-002

Title to the property is derived as follows: James E. Fisher and Wanda L. Fisher, husband and wife, were the owners of the above described real estate and the marital relationship continued unbroken from the time they acquired the property until the death of James E. Fisher on 1-12-2001, at which time Wanda L. Fisher acquired title as the surviving tenant by the entirety.

This conveyance is made subject to the taxes assessed on said real estate due and payable in May, 2017, and thereafter, which said taxes Grantees herein assume and agree to pay.

Grantees are to have possession of said real estate within thirty (30) days beginning the day after final closing.

This conveyance is further made subject to all conditions, easements, restrictions, limitations and rights-of-way of record affecting said real estate.

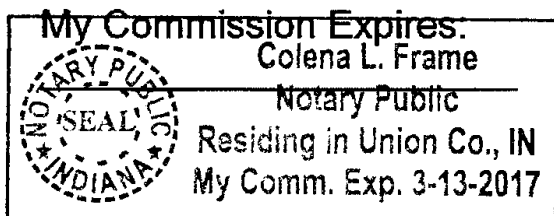
No evidence or opinion of title has been requested of or provided by the law firm preparing this document regarding hereinbefore described real estate.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, this 20 day of October, 2016.

Wanda L. Fisher
WANDA L. FISHER

STATE OF INDIANA, COUNTY OF FAYETTE, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, on this 20 day of October, 2016, personally appeared Wanda L. Fisher, as Grantor, and acknowledged the execution of the foregoing Warranty Deed.



Colena L. Frame
Notary Public
Residing in _____ County, IN

This instrument was prepared by Peter D. Shaw, Attorney at Law, 124 W. 6th Street, Connersville, IN 47331. Phone: (765) 825-3161 or 825-4191.

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.

Colena L. Frame

SEND TAX STATEMENTS TO: 1192 E. Marcy Court
Connersville, IN 47331

201600002968
Filed for Record in
FAYETTE COUNTY, IN
RUTH NUTTY, RECORDER
10-20-2016 At 09:58 am.
MORTGAGE 48.00
OR Book 114 Page 88 - 105

Instrument Book Page
201600002968 OR 114 88

Return To:

Freedom Mortgage Corporation
Attn: Final Documents

P.O. Box 8001, Fishers, IN 46038-8001

Mortgage

FHA Case No.

156-3143347-703

MIN: 1000730-0096694195-7

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

- (A) **"Security Instrument"** means this document, which is dated October 20, 2016 , together with all Riders to this document.
- (B) **"Borrower"** is David L Runyon and Desiree L Runyon, husband and wife.

Borrower is the mortgagor under this Security Instrument.

FHA Mortgage With MERS-IN
Bankers Systems™ VMP ®
Wolters Kluwer Financial Services

9/30/2014
VMP4N(IN) (1506).01
Page 1 of 17

214552670

0096694195

- (C) **"MERS"** is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and MERS has a mailing address of P.O. Box 2026, Flint, MI 48501-2026 and a street address of 1901 E Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS.
- (D) **"Lender"** is Freedom Mortgage Corporation dba Freedom Home Mortgage Corporation
Lender is a Corporation
organized and existing under the laws of The State of New Jersey
Lender's address is 907 Pleasant Valley Av Ste 3, Mount Laurel, NJ 08054
- (E) **"Note"** means the promissory note signed by Borrower and dated October 20, 2016 . The Note states that Borrower owes Lender Fifty Five Thousand Nine Hundred Seventy and 00/100 Dollars (U.S. \$55,970.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than November 1, 2046 .
- (F) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) **"Loan"** means the debt evidenced by the Note, plus interest, and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
- (H) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:
☐ Adjustable Rate Rider ☐ Condominium Rider ☐ Planned Unit Development Rider
☐ Other
☐ Rehabilitation Loan Rider
- (I) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
- (J) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
- (K) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
- (L) **"Escrow Items"** means those items that are described in Section 3.

Parcel ID Number: 21-09-06-412-007.000-002|21-09-06-400-026.000-002 which currently has the address of
1192 E Marcy Ct (Street)
Connersville (City), Indiana 47331 (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.

BORROWER COVENANTS that Borrower is lawfully seised 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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal, Interest, Escrow Items, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower

from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as expressly stated otherwise in this Security Instrument or the Note, all payments accepted and applied by Lender shall be applied in the following order of priority:

First, to the Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly mortgage insurance premiums;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and,

Fifth, to late charges due under the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender

can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. **Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

5. **Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's

right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day

period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that this requirement shall cause undue hardship for the Borrower or unless extenuating circumstances exist which are beyond Borrower's control.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

If condemnation proceeds are paid in connection with the taking of the property, Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts, and then to payment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments or change the amount of such payments.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.
9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce

laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the

partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to 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 any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.
12. **Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer'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 can agree to extend, modify, forbear or

make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

- 13. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Lender may collect fees and charges authorized by the Secretary. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment with no changes in the due date or in the monthly payment amount unless the Lender agrees in writing to those changes. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

- 14. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

- 15. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent,

but such silence shall not be construed as a prohibition against agreement by contract. 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.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged unless as otherwise provided under Applicable Law. However, Lender is not required to reinstate if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding; (ii) reinstatement will preclude foreclosure on different grounds in the future; or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's

check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

- 19. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 14) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this Section. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 17 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 19.

- 20. Borrower Not Third-Party Beneficiary to Contract of Insurance.** Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower acknowledges and agrees that the Borrower is not a third party beneficiary to the contract of insurance between the Secretary and Lender, nor is Borrower entitled to enforce any agreement between Lender and the Secretary, unless explicitly authorized to do so by Applicable Law.
- 21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.


NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

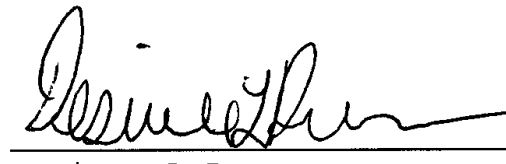
- 22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option 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 shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.
- 23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.
- 24. Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

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

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.


David L Runyon (Seal)
-Borrower


Desiree L Runyon (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

☐ Refer to the attached *Signature Addendum* for additional parties and signatures.

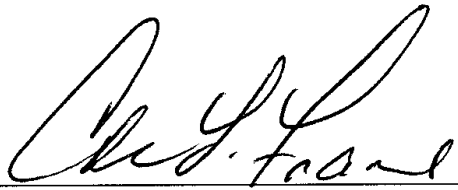
Acknowledgment

State of IN

County of FAYETTE

This instrument was acknowledged before me on 10/20/2016 by

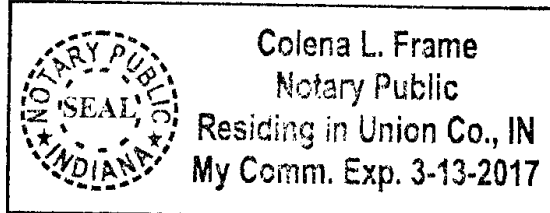
DAVID L. RUNYON AND DESIREE L. RUNYON,
HUSBAND AND WIFE



Notary Public

Notary County:

My commission expires:



This instrument was prepared by:
Stan Moskowitz, Freedom Mortgage Corporation, 907 Pleasant Valley Ave, Suite 3, Mount
Laurel, NJ 08054

Mail tax statements to:

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.



Stan Moskowitz

Loan origination organization: Legacy Lending Group, Inc.
NMLS ID: 131236
Loan originator: Krista Lynn Thornsberry
NMLS ID: 1270727

FHA Mortgage with MERS-IN
Bankers Systems VMP
Wolters Kluwer Financial Systems

9/30/2014
VMP-4N(IN) (1506).01
Page 17 of 17

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Exhibit A

TRACT I

Lot Number 12, Section 2 of McGraw's Subdivision of "Countrybrook" as recorded July 13, 1971 in Plat Book 6, page 32 in the Recorder's Office of Fayette County, Indiana.

TRACT II

A part of the Southeast Quarter of Section 6, Township 13 North, Range 13 East in Connersville Township, Fayette County, Indiana, being bounded and described as follows:
Beginning at a re-bar stake at the Northeast corner of Lot #13 in McGraw's Plat of Countrybrook, Section 2 as recorded in Plat Book 6, page 32 in the Office of the Recorder of Fayette County, Indiana; thence North 90 degrees 00 minutes West along the North line of said Plat 121.49 feet to a re-bar stake; thence North 16 degrees 46 minutes West 200.00 feet to a re-bar stake; thence North 81 degrees 39 minutes East 181.10 feet to a re-bar stake; thence South 00 degrees 00 minutes West 217.80 feet to the point of beginning, containing 0.71 acre.

Search Results for:

NAME: RUNYON, DAVID
REGION: Fayette County, IN
DOCUMENTS VALIDATED THROUGH: 04/10/2025 11:16 AM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
201602967	Fayette	10/20/2016	DEED : WARRANTY DEED	RUNYON, DAVID L Search Search FISHER, WANDA L Search RUNYON, DESIREE L	Search 6-13N-13E SE Search Lot 12 Block 2 COUNTRYBROOK
201602968	Fayette	10/20/2016	MORT : MORTGAGE	RUNYON, DAVID L Search Search RUNYON, DESIREE L Search FREEDOM HOME MORTGAGE CORPORATION Search FREEDOM MORTGAGE CORPORATION see details for more	Non-land Search 6-13N-13E SE Search Lot 12 Block 2 COUNTRYBROOK

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