



**LIEN SEARCH
PRODUCT COVER SHEET**

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-NCU-02829	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	CASEY BROWN		
PROPERTY ADDRESS:	5303 S LARRY DR		
CITY, STATE AND COUNTY:	CONNERSVILLE, INDIANA (IN) AND FAYETTE		

SEARCH INFORMATION

SEARCH DATE:	08/21/2025	EFFECTIVE DATE:	08/20/2025
NAME(S) SEARCHED:	CASEY BROWN		
ADDRESS/PARCEL SEARCHED:	5303 S LARRY DR, CONNERSVILLE, IN 47331/ 21-09-21-113-016.000-010		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CASEY A. BROWN
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DRAYDEN WESTON
DATED DATE:	04/05/2018	GRANTEE:	CASEY A. BROWN
BOOK/PAGE:	120/629	RECORDED DATE:	04/10/2018
INSTRUMENT NO:	201801023		
COMMENTS:			

CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024 (SPRING)	TAX YEAR:	2024 (FALL)
TAX AMOUNT:	\$408.92	TAX AMOUNT:	\$408.92
TAX STATUS:	PAID	TAX STATUS:	DUE
DUE DATE:	05/12/2025	DUE DATE:	11/10/2025
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME	MORTGAGE	AMOUNT:	\$84,898.00
DATED DATE:	03/08/2021	RECORDED DATE	03/16/2021
INSTRUMENT NO:	202100994	BOOK/PAGE:	N/A
OPEN/CLOSED:	CLOSED-END	SUBJECT LIEN (YES/NO):	YES
BORROWER:	CASEY A BROWN, AN UNMARRIED MAN		
LENDER:	AMERIFIRST FINANCIAL CORPORATION		
TRUSTEE:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF JACKSON
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE TOWNSHIP OF JACKSON, COUNTY OF FAYETTE
AND STATE OF INDIANA, TO-WIT:

LOT NUMBER 16 OF RAY-LOVE ACRES AS RECORDED JUNE 20, 1973 IN PLAT BOOK 6, PAGE 53 IN THE
RECORDER'S OFFICE OF FAYETTE COUNTY, INDIANA

THINK GIS
FOR THE PEOPLE OF INDIANA

Search For...

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Id Area

Zm Box

Zm Out

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21-09-21-113-016.000-010

General

Bills

Payments

Deductions

Assessments

Owner and General Parcel Information

Property Card	Show Property Card
	NOTE: Property Record Cards will be updated following the next assessment certification date (late spring each year).
Images	Show Images(4)
OwnerName	Brown, Casey A
StateParcelNumber	21-09-21-113-016.000-010
PropertyNumber	
MapNumber	0050044900
LegalDescription	Ray Love Acres Lot # 16 5303 S Larry Drive
Acreage	0.470
InstrumentNumber	2018-1023
BookNumber	120
PageNumber	629
LocationAddress	5303 S LARRY DR. CONNERSVILLE, IN 47331
OwnerAddress	5303 S Larry Drive Connerville, IN 47331
NeighborhoodNumber	5592102-010
NeighborhoodName	Hudson Plat & Ray Love Acres
MarketArea	5592102



LowTaxInfo



5303 S Larry Dr.
Connersville, IN 47331

Brown, Casey A
5303 S Larry Drive
Connersville, IN 47331

Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$408.92

\$408.92

Total Due ⓘ

Property Information

Tax Year/Pay Year

2024 / 2025

TIF

None

Parcel Number

21-09-21-113-016.000-010

Homestead Credit Filed?

Yes

Duplicate Number

4526

Over 65 Circuit Breaker?

No

Property Type

Real

Legal Description

Note: Not to be used on legal documents

Ray Love Acres Lot # 165303 S Larry Drive

Tax Unit / Description

5 - Jackson Twp.

Section-Township-Range

No Info

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A
PLATTED LOT

Parcel Acres

No Info

Mortgage Company

CoreLogic (Formerly 1st American)

Lot Number

16

Mtg Company Last Changed

03/09/2023

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$408.92	\$0.00	\$408.92
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$408.92	\$0.00	\$408.92
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$204.41	\$0.00	\$204.41
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$817.84
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$817.84
Receipts:			\$408.92
Total Due:			\$408.92
Surplus Transfer:			\$0.00

	Tax Bill	Adjustments	Balance
Account Balance:			\$408.92

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/20/2025	S	\$408.92	Lock Box Payment 04/30/2025	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$408.92	\$408.92	\$0.00	\$817.84	\$408.92
2024	\$355.87	\$355.87	\$0.00	\$711.74	\$711.74
2023	\$510.55	\$510.55	\$0.00	\$1,021.10	\$1,021.10
2022	\$308.46	\$308.46	\$0.00	\$616.92	\$616.92
2021	\$320.66	\$320.66	\$0.00	\$641.32	\$641.32
2020	\$274.60	\$274.60	\$0.00	\$549.20	\$549.20
2019	\$130.33	\$130.33	\$0.00	\$260.66	\$260.66
2018					

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$112,000	\$127,300
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$1,500	\$1,400
2. Equals total gross assessed value of property	\$113,500	\$128,700
2a. Minus deductions	(\$73,600)	(\$77,738)
3. Equals subtotal of net assessed value of property	\$39,900	\$50,962
3a. Multiplied by your local tax rate	2.2395	2.0059
4. Equals gross tax liability	\$893.56	\$1,022.25
4a. Minus local property tax credits	(\$181.82)	(\$204.41)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$711.74	\$817.84

Assessed Values as of 04/03/2024

Land Value	\$18,500
Improvements	\$110,200

Exemptions / Deductions

Description	Amount
Homestead-Std	\$48,000.00
Homestead-Supple	\$29,738.00
Count: 2	\$77,738.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History

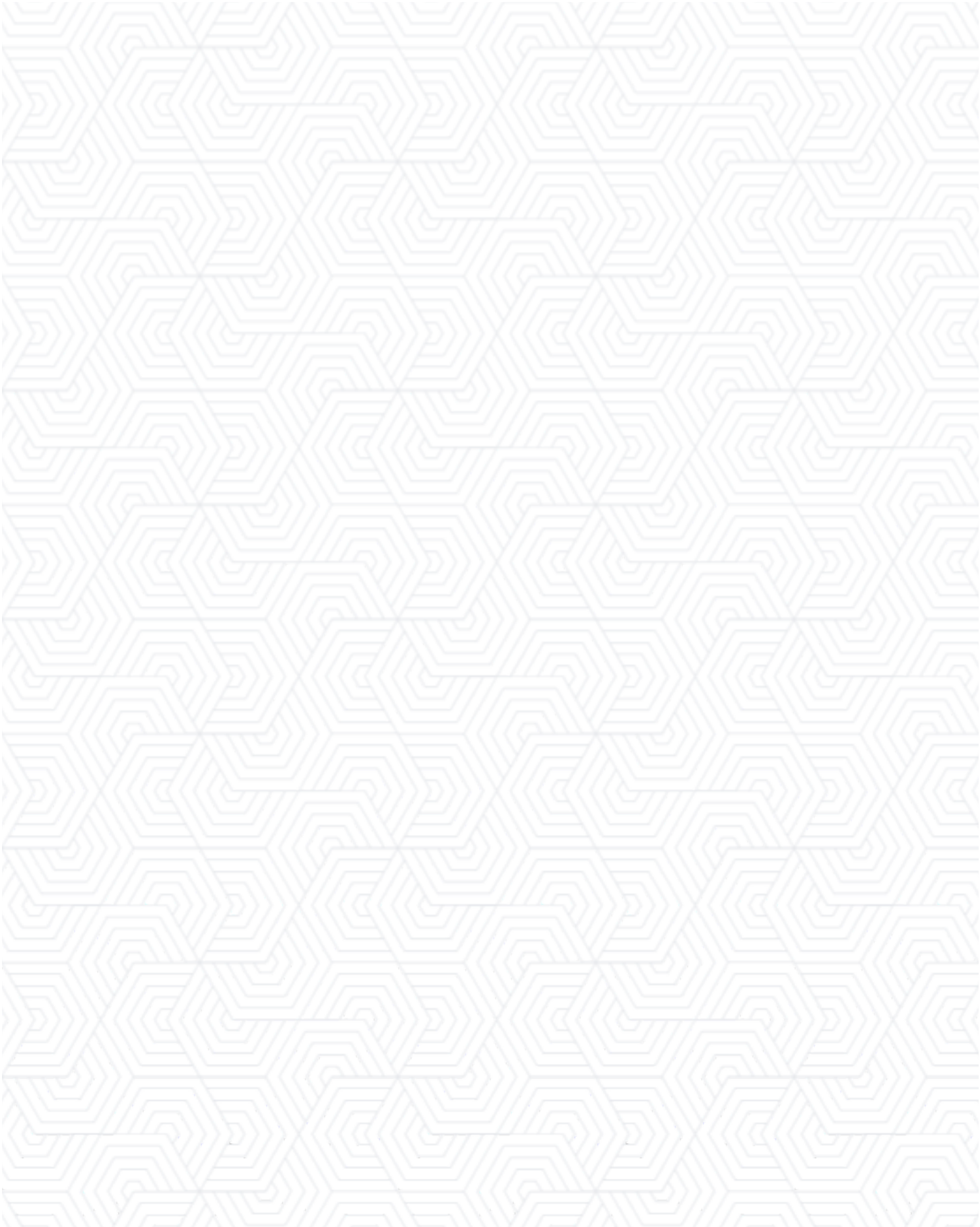
Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Weston, Drayden	04/10/2018	WR	2018-1023	120	629
Weston, Leslie Paul & Patricia L	06/20/2017	WR	2017-1712	116	2725
Deutsche Bank National Trust Company	02/12/2010	SPEC WD	2010-492	84	852
McHenry, Jason	12/15/2009	SHERIFF	2009-4078	83	1823
Mcdonald, John M	12/21/2005			062	1400





APR 10 2018

John E. Downard
Auditor, Fayette County

201800001023
Filed for Record in
FAYETTE COUNTY, IN
RUTH NUTTY, RECORDER
04-10-2018 At 10:51 am.
WARRANTY D 25.00
OR Book 120 Page 629 - 631
Instrument 201800001023 OR Book Page 120 629

WARRANTY DEED

18-00390

THIS INDENTURE WITNESSETH TO Drayden Weston, Grantor, CONVEYS AND WARRANTS TO Casey A. Brown, of Fayette County, State of Indiana, as Grantee, whose tax mailing address is c/o Amerifirst Financial Corporation, 950 Trade Centre Way, Suite 400, Kalamazoo, MI 49002, for One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate, together with and subject to any easements, rights and appurtenances thereto, in the State of Indiana, County of Fayette:

SEE ATTACHED EXHIBIT "A"

The above described real estate being subject to Easements and Restrictions of record, Matters of Zoning, Real Estate Taxes and Assessments not yet due and payable, and all Legal Highways.

Prior Deed Reference: Instrument #201700001712

Parcel ID No(s): 21-09-21-113-016.000-010

Property Address: 5303 South Larry Dr., Connersville, IN 47331

Grantee's Address: 5303 South Larry Dr., Connersville, IN 47331

The undersigned shall pay those taxes and assessments payable as of April 5, 2018. Thereafter, taxes and assessments upon the described real estate shall be paid when due by the Grantee(s).

IN WITNESS WHEREOF, this instrument is executed on this 5th day of April, 2018.

Drayden Weston
Drayden Weston

STATE OF INDIANA

COUNTY OF FRANKLIN

BE IT REMEMBERED, that on this 5th of April, 2018, before me, the subscriber, a Notary Public in and for said County and State, personally appeared Drayden Weston who acknowledged the signing of the foregoing instrument, and the same is his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year first above written.

Notary Public: Mary Jo Arnold MARY JO ARNOLD
NOTARY PUBLIC
SEAL
My Commission Expires: _____ STATE OF INDIANA - COUNTY OF DEARBORN
MY COMMISSION EXPIRES JAN. 24, 2025

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Patrick R. Corneer

This document was prepared by:
Dan R. Omer, Attorney at Law
11085 Montgomery Road, Suite 250
Montgomery Ohio 45249

EXHIBIT "A"

The following described real estate situate in the Township of Jackson, County of Fayette and State of Indiana, to-wit:
Lot Number 16 of Ray-Love Acres as recorded June 20, 1973 in Plat Book 6, Page 53 in the Recorder's Office of Fayette County, Indiana

Parcel No. 21-09-21-113-016.000-010

If you are not previewing this image on www.doxpop.com it was stolen from www.doxpop.com 590933-20250821130034



21-00228 [Space Above This Line For Recording Data]

MIN 1001507-0202104068-5

Loan No. 202104068

PARCEL TAX ID#: 21-09-21-113-016.000-010

PMI CASE#: 015021273805690

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated March 8th, 2021 together with all Riders to this document.
- (B) "Borrower" is Casey A Brown, AN UNMARRIED MAN

Borrower is the mortgagor under this Security Instrument.

- (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 has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, 1901 E. Voorhees Street, Suite C, Danville, IL 61834, tel. (888) 679-MERS.



(D) "Lender" is AMERIFIRST FINANCIAL CORPORATION

Lender is a A MICHIGAN CORPORATION
laws of THE STATE OF MICHIGAN

950 TRADE CENTRE WAY, SUITE 400, KALAMAZOO, MI 49002

organized and existing under the
Lender's address is

(E) "Note" means the promissory note signed by Borrower and dated March 8th
2021 . The Note states that Borrower owes Lender
EIGHTY FOUR THOUSAND EIGHT HUNDRED NINETY EIGHT AND NO/100

Dollars (U.S. \$ 84,898.00) plus interest. Borrower has promised to pay this
debt in regular Periodic Payments and to pay the debt in full not later than
April 1st, 2051

(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, any prepayment charges
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):

- | | | |
|--|---|--|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Planned Unit Development Rider | |
| <input type="checkbox"/> Other(s) [specify] | | |

(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.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or
proceeds paid by any third party (other than insurance proceeds paid under the coverages
described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or
other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv)
misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of,
or default on, the Loan.



(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), 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

[Type of Recording Jurisdiction]

of FAYETTE

[Name of Recording Jurisdiction]

SEE ATTACHED LEGAL

which currently has the address of 5303 S Larry Dr

[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 Lenders'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.

INDIANA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3015 1/01

MG3015-01 (11/12)

(Page 3 of 18)



BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to 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, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges 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 15. 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 otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.



If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in 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, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. 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 15 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.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

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 otherwise agrees in writing, which consent shall not be unreasonably withheld, 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. Whether or not Borrower is residing in 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, or the taking of, 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.

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. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the



amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until the Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

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 is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payment using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has -if any- with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11: 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 19, 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 in restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. 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.

13. 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 18, 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 20) and benefit the successors and assigns of Lender.



14. 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. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. 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 without any prepayment charge (whether or not a prepayment charge is provided for under the Note). 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.

15. 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.

16. 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.

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

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "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 15 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.

19. 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 any power of sale contained in 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. 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 18.

20. 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 15) 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 paragraph. 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 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

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 18 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. Waiver of Valuation and Appraisalment. Borrower waives all right of valuation and appraisalment.

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.

Casey A. Brown
Casey A Brown

(Seal)
Borrower

(Seal)
Borrower

(Seal)
Borrower

(Seal)
Borrower

WITNESS to the above signature(s):

Patrick B. Canner

STATE OF INDIANA,
COUNTY OF Franklin } SS

Before me, a Notary Public in and for said County and State, on March 8th 2021, personally appeared the above named WITNESS for the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows:

Casey A Brown, AN UNMARRIED MAN

to be the individual(s) described herein and who executed the foregoing instrument, that said WITNESS was present and saw aforementioned individuals execute the same; and that said WITNESS at the same time subscribed her/his name as a witness thereto.

WITNESS my hand and official seal.

Kristen Berns
Notary Public

INDIANA - Single Family - Freddie Mac/Freddie Mac UNIFORM INSTRUMENT Form 3015 1/01
G3015-17 (7/20)

(Page 17 of 18)



INDIVIDUAL ACKNOWLEDGMENT

STATE OF INDIANA,

COUNTY OF Franklin

On this 8th day of March 2021
before me, the undersigned, a Notary Public in and for said County, personally appeared
Casey A Brown, AN UNMARRIED MAN

and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:



This instrument was prepared by: KELLY BONTEMPO
AMERIFIRST FINANCIAL CORPORATION
950 TRADE CENTRE WAY, SUITE 400 KALAMAZOO, MI 49002

Record and Return To:
AMERIFIRST FINANCIAL CORPORATION
950 TRADE CENTRE WAY, SUITE 400
KALAMAZOO, MI 49002

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 (KELLY BONTEMPO
(name)

NMLS ID: 301805
NMLS (L.O.) ID: 135444 (DERRICK FOSTER)
Loan Originator: AmeriFirst Financial Corp d/b/a AmeriFirst Home Mortgage

INDIANA -- Single Family -- Fannie Mae Uniform Instrument Form 3015 1/01
G3015-18 (02/14) (Page 18 of 18)



Exhibit "A"

The following described real estate situate in the Township of Jackson, County of Fayette and State of Indiana, to-wit:
Lot Number 16 of Ray-Love Acres as recorded June 20, 1973 in Plat Book 6, Page 53 in the Recorder's Office of Fayette County, Indiana

Parcel No. 21-09-21-113-016.000-010

Search Results for:

NAME: BROWN, CASEY (Super Search)



REGION: Fayette County, IN

DOCUMENTS VALIDATED THROUGH: 08/20/2025 1:44 PM

Showing 4 results

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Document Details	County	Date	Type	Name	Legal
201801023	Fayette	04/10/2018	DEED : WARRANTY DEED	BROWN, CASEY A Search Search WESTON, DRAYDEN	Search Lot 16 RAY LOVE ACRES
201801024	Fayette	04/10/2018	MORT : MORTGAGE	BROWN, CASEY A Search Search AMERIFIRST FINANCIAL CORPORATION Search MERS	Search Lot 16 RAY LOVE ACRES
202100994	Fayette	03/16/2021	MORT : MORTGAGE	BROWN, CASEY A Search Search AMERIFIRST FINANCIAL CORPORATION Search MERS	Search Lot 16 RAY LOVE ACRES
202101064	Fayette	03/24/2021	REL : MORTGAGE RELEASE	BROWN, CASEY A Search Search AMERIFIRST FINANCIAL CORPORATION Search MERS	

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Search Results for:

LOT: 16
SUBDIVISION: RAY LOVE ACRES
REGION: Fayette County, IN
DOCUMENTS VALIDATED THROUGH: 08/20/2025 1:44 PM

Showing 46 results

Filter:

Document Details	County	Date	Type	Name	Legal
199604851	Fayette	01/12/1996	DEED : WARRANTY DEED	Search BALL, CHARLES H Search BALL, VALERIE D Search ROSE, JAMES AARON Search ROSE, TAWYNA D	Non-land Search Lot 16 RAY LOVE ACRES
199604852	Fayette	01/12/1996	MORT : MORTGAGE	Search ROSE, JAMES AARON Search ROSE, TAWNYA D Search PEOPLES TRUST COMPANY	Non-land Search Lot 16 RAY LOVE ACRES
199608894	Fayette	09/04/1996	EASEMENT : EASEMENT	Search ROSE, JAMES AARON Search ROSE, TAWNYA D Search EVERTON REGIONAL SEWER DIST	Non-land Search Lot 16 RAY LOVE ACRES
199901164	Fayette	03/03/1999	LIEN : SEWAGE LIEN	Search ROSE, JAMES AARON Search EVERTON REGIONAL SEWER DIST	Non-land Non-land Search Lot 16 RAY LOVE ACRES
200003086	Fayette	07/21/2000	DEED : WARRANTY DEED	Search ROSE, JAMES AARON Search ROSE, TAWYNA D Search MCDONALD, JOHN M	Search Lot 16 RAY LOVE ACRES
200003087	Fayette	07/21/2000	MORT : MORTGAGE	Search MCDONALD, JOHN M Search PRISM MORTGAGE COMPANY	Search Lot 16 RAY LOVE ACRES
200300595	Fayette	02/03/2003	LIEN : SEWAGE LIEN	Search MCDONALD, JOHN Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200400916	Fayette	02/25/2004	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search DUNAWAY, JOANN Search MCDONALD, JOHN	Non-land Search Lot 16 RAY LOVE ACRES
200501364	Fayette	04/20/2005	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200502578	Fayette	07/20/2005	LIEN : SEWAGE LIEN	Search MCDONALD, JOHN Search MCDONALD, LAURA Search MCHENRY, AMBER Search MCHENRY, JASON see details for more	Search Lot 16 RAY LOVE ACRES

Document Details	County	Date	Type	Name	Legal
200502579	Fayette	07/20/2005	LIEN : SEWAGE LIEN	Search MCDONALD, JOHN Search MCDONALD, LAURA Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200503776	Fayette	10/21/2005	LIEN : SEWAGE LIEN	Search MCDONALD, JOHN Search MCDONALD, LAURA Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200504502	Fayette	12/21/2005	DEED : WARRANTY DEED	Search MCDONALD, JOHN M Search MCHENRY, JASON	Search Lot 16 RAY LOVE ACRES
200504503	Fayette	12/21/2005	MORT : MORTGAGE	Search MCHENRY, AMBER Search MCHENRY, JASON Search ARGENT MORTGAGE COMPANY LLC	Search Lot 16 RAY LOVE ACRES
200602772	Fayette	07/21/2006	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200603895	Fayette	10/19/2006	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200700277	Fayette	01/25/2007	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200701372	Fayette	04/19/2007	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200702688	Fayette	07/19/2007	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200703868	Fayette	10/19/2007	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200800191	Fayette	01/17/2008	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200801489	Fayette	04/21/2008	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200802627	Fayette	07/18/2008	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Non-land Non-land Search Lot 16 RAY LOVE ACRES
200803634	Fayette	10/24/2008	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES

Document Details	County	Date	Type	Name	Legal
200900204	Fayette	01/23/2009	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Search Lot 16 RAY LOVE ACRES
200903461	Fayette	10/23/2009	LIEN : SEWAGE LIEN	Search MCHENRY, JASON Search EVERTON REGIONAL SEWER DISTRICT	Non-land Non-land Search Lot 16 RAY LOVE ACRES
200904078	Fayette	12/15/2009	DEED : SHERIFFS DEED	Search MCHENRY AMBER BY SHD Search MCHENRY JASON BY SHD Search MCHENRY, AMBER Search MCHENRY, JASON see details for more	Search Lot 16 RAY LOVE ACRES
201000492	Fayette	02/12/2010	DEED : WARRANTY DEED	Search DEUTSCHE BANK NATIONAL TRUST COMPANY Search WESTON, LESLIE PAUL Search WESTON, PATRICIA L	Search Lot 16 RAY LOVE ACRES
201000716	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000717	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000718	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000719	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES Search Lot 16 RAY LOVE ACRES
201000720	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000721	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000722	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000723	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000724	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES

Document Details	County	Date	Type	Name	Legal
201000725	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000726	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201000727	Fayette	02/22/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Search Lot 16 RAY LOVE ACRES
201001846	Fayette	06/17/2010	REL : SEWER LIEN RELEASE	Search EVERTON REGIONAL SEWER DISTRICT Search MCHENRY, JASON	Non-land Non-land Search Lot 16 RAY LOVE ACRES
201701712	Fayette	06/20/2017	DEED : WARRANTY DEED	Search WESTON, LESLIE PAUL Search WESTON, DRAYDEN	Search Lot 16 RAY LOVE ACRES
201701713	Fayette	06/20/2017	MORT : MORTGAGE	Search WESTON, DRAYDEN Search FIRST BANK RICHMOND	Search Lot 16 RAY LOVE ACRES
201801023	Fayette	04/10/2018	DEED : WARRANTY DEED	Search WESTON, DRAYDEN Search BROWN, CASEY A	Search Lot 16 RAY LOVE ACRES
201801024	Fayette	04/10/2018	MORT : MORTGAGE	Search BROWN, CASEY A Search AMERIFIRST FINANCIAL CORPORATION Search MERS	Search Lot 16 RAY LOVE ACRES
202100994	Fayette	03/16/2021	MORT : MORTGAGE	Search BROWN, CASEY A Search AMERIFIRST FINANCIAL CORPORATION Search MERS	Search Lot 16 RAY LOVE ACRES

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Search Results for:

NAME: BROWN, CASEY (Super Search)



PARTY ROLE: Case Party
REGION: Fayette County, IN

Showing 1 results						Filter:	
Case Details	Name	Birth Date	Role	Type	Status	File Date	Disposition Date
21D01-1008-IF-001454	Brown, Casey A	02/05/1990	Defendant	Citation	Closed	08/11/2010	09/13/2010

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