



2012-700565 11/6/2012 11:46 AM PAGE: **1** OF **7**
BOOK: 846 PAGE: 1 FEES: \$26.00 SM MODIFICATION OF MORT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

This Document Prepared By:
DEB WIESE
U.S. BANK N.A.
MAIL CODE: MK-WI-RFHM
809 S. 60TH ST, SUITE 210
WEST ALLIS, WI 53214
855-698-7627

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Tax/Parcel No. 53830831600526

	[Space Above This Line for Recording Data]	
Original Principal Amount: \$73,080.00		FHA\VA Case No.: 7035910989225
Unpaid Principal Amount: \$69,352.18		MERS Min: 100021278844796768
New Principal Amount \$76,148.73		MERS Phone #: (888) 679-6377
New Money (Cap): \$6,796.55		

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this **21ST** day of **NOVEMBER, 2011**, between **LISA M CURTIS** ("Borrower"), whose address is **P O BOX 144, STORY, WY 82842** and **U.S. BANK N.A.** ("Lender"), whose address is **809 S. 60TH ST, SUITE 210, WEST ALLIS, WI 53214** and given to Mortgage Electronic Registrations Systems, Inc. ("MERS") (solely as nominee for Lender, and Lender's successors and assigns), as beneficiary, 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 and a street address of 1901 E Voorhees Street, Suite C, Danville, IL 61834, tel. (888) 679-MERS, amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated **AUGUST 18, 2006** and recorded on **AUGUST 31, 2006** in **INSTRUMENT NO. 551351 BOOK 643 PAGE 0649, SHERIDAN COUNTY, WYOMING**, and (2) the Note, in the original principal amount of U.S. **\$73,080.00**, bearing the same date as, and secured by, the Security Instrument, which has been assigned MERS Registration No.



100021278844796768. and MERS Registration Date **SEPTEMBER 1, 2006**, and which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at **11 PINEY AVENUE, STORY, WYOMING 82842** the real property described is located in **SHERIDAN COUNTY, WYOMING** and being set forth as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of, **NOVEMBER 1, 2011** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$76,148.73**, consisting of the amount(s) loaned to Borrower by Lender, plus capitalized interest in the amount of U.S. **\$6,796.55** and other amounts capitalized, which is limited to escrows and any legal fees and related foreclosure costs that may have been accrued for work completed.
2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender Interest will be charged on the Unpaid Principal Balance at the yearly rate of **4.6250%**, from **NOVEMBER 1, 2011**. The Borrower promises to make monthly payments of principal and interest of U.S. **\$391.51**, beginning on the **1ST** day of **DECEMBER, 2011**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **NOVEMBER 1, 2041** (the "Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.
3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the Lender's prior written consent, the Lender may require immediate payment in full of all sums secured by this Security Instrument.

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

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever cancelled, null and void, as of the date specified in Paragraph No. 1 above:
 - (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
 - (b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. If the Borrower has, since inception of this loan but prior to this Agreement, received a discharge in a Chapter 7 bankruptcy, and there having been no valid reaffirmation of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.



6. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.
7. Borrower agrees to make and execute other documents or papers as may be necessary to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.



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In Witness Whereof, the Lender have executed this Agreement.

U.S. BANK N.A.

Debra R. Wiese
By Debra R. Wiese (print name)
Vice President (title)

9.24.12
Date

_____[Space Below This Line for Acknowledgments]_____

State of WISCONSIN

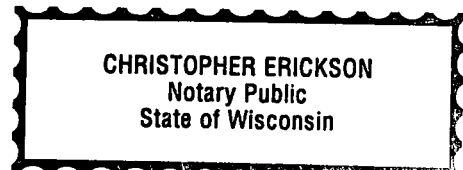
County of MILWAUKEE

This instrument was acknowledged before me on 9/24/2012 (date), by DEBRA R.
WIESE, the VICE PRESIDENT of U.S. BANK N.A., on behalf of said entity.

Christopher Erickson
Christopher Erickson, Notary Public

(Seal, if any)

My Commission Expires on September 1, 2013

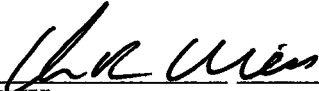




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Mortgage Electronic Registration Systems, Inc.

Mortgagee


By **Debra R. Wiese** (print name)
Assistant Secretary (title)

9.24.12
Date

_____[Space Below This Line for Acknowledgments]_____

State of WISCONSIN

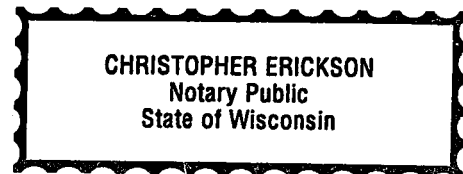
County of MILWAUKEE

This instrument was acknowledged before me on 9/24/2012 (date), by
Debra R. Wiese, the Assistant Secretary of Mortgage Electronics Registrations Systems, Inc., a Delaware
corporation, on behalf of said entity.


Christopher Erickson, Notary Public

(Seal, if any)

My Commission Expires on September 1, 2013





In Witness Whereof, I have executed this Agreement.

____ (Seal)

Borrower
 LISA M CURTIS

Date

____ (Seal)

Borrower

Date

____ (Seal)

Borrower

Date

____ [Space Below This Line for Acknowledgments] _____

Lisa M Curtis (Seal)
 Borrower

Date

____ (Seal)

Borrower

Date

____ (Seal)

Borrower

Date

BORROWER ACKNOWLEDGMENT

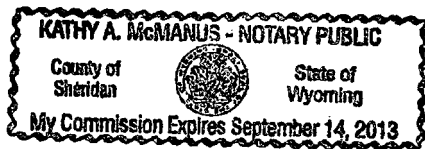
State of **WYOMING**

County of Sheridan

The instrument was acknowledged before me on September 12, 2012 (date) by
LISA M CURTIS (name(s) of person(s)).

(Seal, if any)

Kathy A McManus
 (Signature of notarial officer)



Notary Public
 Title (and Rank)

[My commission expires: 9.14.13]



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EXHIBIT A

BORROWER(S): LISA M CURTIS

LOAN NUMBER: 7884479676

LEGAL DESCRIPTION:

LOTS 6 AND 7, BLOCK 5, OF THE TOWN OF LODORE, SHERIDAN COUNTY, STATE OF WYOMING, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON, INCLUDING ALL PERSONAL PROPERTY NOW ON THE PREMISES BELONGING TO SELLERS AND INCLUDING A 12 X 50 FOOT MOBILE HOME, BEING A 1970 GREAT LAKES MOBILE HOME, SERIAL NO. 6 990.

ALSO KNOWN AS: 11 PINEY AVENUE, STORY, WYOMING 82842

~~When recorded mail to: #6882428~~

First American Title

Loss Mitigation Title Services 12106.1

P.O. Box 27670

Santa Ana, CA 92799

RE: CURTIS - PROPERTY REPORT

 **CURTIS**
45971377

WY

FIRST AMERICAN ELS
MODIFICATION AGREEMENT



EM