

WY SMS No 579772649 PC

Prepared By:

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Shellpoint Mortgage Servicing

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Greenville, SC 29601

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2021-768384 4/21/2021 9:33 AM PAGE: 1 OF 4

FEES: \$21.00 PK MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

_____**[Space Above This Line For Recording Data]**_____

Partial Claim Mortgage

Document Date: 3/11/2021

FHA Case No.: 591-1459493

Borrower Name: Peri Sorensen

Property Address: 1230 S. Sheridan Ave., Sheridan, WY, 82801 in Sheridan County (Primary Residence)

Lender Name: Secretary of Housing and Urban Development

Lender Address: 451 Seventh Street, SW, Washington DC 20410

Servicer Name: NewRez LLC fka New Penn Financial dba Shellpoint Mortgage Servicing in its capacity as Servicer/Agent for Secretary of Housing and Urban Development

Servicer Address: 55 Beattie Place Suite 110 Greenville, SC 29601

Original Loan Amount: \$33,000.00

County & State: Sheridan County, WY

APN: 0000005516

Legal Description: A Portion Of Lot Three (3), Block Twenty (20), Vale Avoca Place To The Town, Now City Of Sheridan, Sheridan County, Wyoming, Being More Particularly Described By Metes And Bounds As Follows: Beginning At A Point 95 Feet North Of The Southeast Corner, Thence W 72.75 Feet Of Lot Three (3), Thence S 55 Feet To A Point, Thence E 72.85 Feet To A Point, Thence N 55 Feet To The Point Of Beginning.

Together With An Undivided One Fifth Interest In A Common Driveway Described As A Portion Of Lot Three (3), Block Twenty (20), Vale Avoca Place To The Town, Now City Of Sheridan, Sheridan County, Wyoming, Being More Particularly Described By Metes And Bounds As Follows:

Beginning At A Point 95 Feet North Of The Southeast Corner Of Said Lot Three (3); Thence West 145.50 Feet; Thence N 45°16'33"W, A Distance Of 35.71 Feet; Thence East A Distance Of 171 Feet; Thence South 25 Feet To The Point Of Beginning.

Attachment 2 Model Subordinate Mortgage Form
FHA Case No. 5911459493-703

PARTIAL CLAIM MORTGAGE

THIS SUBORDINATE MORTGAGE ("Security Instrument") is given on March 11, 2021. The Mortgagor is PERI SORENSEN
Whose address is 1230 S SHERIDAN AVE , SHERIDAN, WY 82801
("Borrower"). This Security Instrument is given to the Secretary of Housing and Urban Development, and whose address is 451 Seventh Street, SW, Washington, DC 20410
("Lender"). Borrower owes Lender the principal sum of Thirty-three thousand dollars and zero cents (U.S. \$33,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on 4/1/2051. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, warrant, grant and convey to the Lender, with the power of sale the following described property located in SHERIDAN County, WY:
which has the address of 1230 S SHERIDAN AVE
SHERIDAN,
WY 82801, ("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 COVENANTS that Borrower is lawfully seized 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 or 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.
Borrower and Lender covenant agree as follows:

UNIFORM COVENANTS.

- 1. Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.
- 2. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or 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 Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.
- 3. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower'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 may agree to extend,

modify, forbear or make any accommodations with regard to the term of this Security Instrument or the Note without that Borrower's consent.

4. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street, SW, Washington, DC 10410 or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. 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. To this end the provisions of this Security Instrument and the Note are declared to be severable.

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

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

7. Acceleration; Remedies.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Subordinate Note, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. § 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this paragraph or applicable law.

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Space Below this Line for Individual Acknowledgement

Peri Sorensen (Seal) 03/29/2021 (Date)
PERI SORENSEN

Signed, acknowledged and delivered in the presence of:

Witness _____ (Seal)
Witness _____ (Seal)

State of Wyoming
County of Sheridan

I certify that the following person(s) Peri Sorensen and
_____ personally appeared before me this 29 day
of March, 2021, and ☒ I have personal knowledge of the identity of the
principal(s), ☐ I have seen satisfactory evidence of the principal's identity, by a current
state or federal identification evidence of the principal's identity photograph in the form
of a WY DL 20333388, or ☐ credible witness has sworn to the identity of the
principal(s); each acknowledging to me that he or she voluntarily signed the foregoing
document for the purpose stated therein and in the capacity indicated:

Witness my hand and official seal, this 29th day of March, 2021

Notary Signature Jenna Lawler (Seal)
Witness _____ (Seal)



Typed/Printed Name: Jenna Lawler
Notary Public, State of: Wyoming
(VA Notaries) Reg. No.: _____
My Commission Expires: May 16, 2023

(Official Seal)

NO. 2021-768384 MORTGAGE

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
FIRST AMERICAN TITLE INSURANCE COM 3 FIRST AMERICAN WA
SANTA ANA CA 92707-5913