

After Recording Return To:
Outamation, Inc.
5401 N UNIVERSITY DR STE 104
CORAL SPRINGS, FL 33067

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This Document Prepared By:
Antonia Coats
Outamation, Inc.
5401 N UNIVERSITY DR STE 104
CORAL SPRINGS, FL 33067

Document Title: LOAN MODIFICATION AGREEMENT

Reference numbers of related documents: 202010060141
on page _____ of document

Grantor(s):
1. PEDRO GARCIA JR.
2. LINDA J GARCIA
3.
etc. additional names on page _____ of document

Grantee(s)/ Beneficiary(ies):
1. LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC
2.
3.
etc. additional names on page _____ of document

Assessor's Property Tax Parcel Account Number(s): P120888 AND 4824-000-008-0000

Legal Description:
LOT 8, "KULSHAN RIDGE P.U.D.", RECORDED OCTOBER 9, 2003 UNDER AUDITOR'S FILE
NO. 200310090064,



WASHINGTON COVER PAGE

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Parcel ID Number: P120888 AND 4824-000-008-0000
Prior instrument reference: Instrument No:
202010060141, of the Official Records of SKAGIT
County, WA.

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Original Recording Date: **October 06, 2020** Loan No: **0054299466**
Original Loan Amount: **\$343,660.00** Investor Loan No: **0234721049**
New Money: **\$28,683.09** FHA Case No.: **203703566-3240866**

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 7th day of November, 2024, between **PEDRO GARCIA JR. and LINDA J GARCIA** whose address is **1305 N 14TH PL, MOUNT VERNON, WA 98273** ("Borrower") and **LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC** which is organized and existing under the laws of **The United States of America**, and whose address is **3637 Sentara Way, Virginia Beach, VA 23453** ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **October 02, 2020** and recorded in **Instrument No: 202010060141** and recorded on **October 06, 2020**, of the Official Records of **SKAGIT County, WA** and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at
1305 N 14TH PL, MOUNT VERNON, WA 98273,
(Property Address)

the real property described 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 **December 1, 2024**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$299,975.60**, consisting of the unpaid amount(s) loaned to Borrower by Lender Plus any interest and other amounts capitalized.
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 **7.250%**, from **December 1, 2024**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,918.86**, beginning on the **1st** day of **January, 2025**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **December 1, 2064** (the "Maturity Date"), 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 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 the Security Instrument.

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 delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, 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



HUD MODIFICATION AGREEMENT
8300h 01/14

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.
8. This Agreement modifies an obligation secured by an existing security instrument recorded in SKAGIT County, WA, upon which all recordation taxes have been paid. As of the date of this agreement, the unpaid principal balance of the original obligation secured by the existing security instrument is \$271,292.51. The principal balance secured by the existing security instrument as a result of this Agreement is \$299,975.60, which amount represents the excess of the unpaid principal balance of this original obligation.



Pedro Garcia Jr.
PEDRO GARCIA JR. -Borrower

Date: 11-26-24

Linda J Garcia
LINDA J GARCIA -Borrower

Date: 11/26/24

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State of Washington

County of SKAGIT

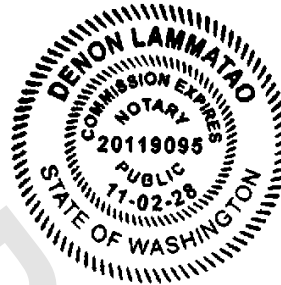
I certify that I know or have satisfactory evidence that **PEDRO GARCIA JR. and LINDA J GARCIA**, (name of person) is the person who appeared before me, a Notary Public and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11/26/2024

[Signature]
Signature of Notary

Notary Public
Title

My Commission expires: 11/02/2028



LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC

By: Nicole P Manning (Seal) - Lender

Name: Nicole P Manning

Title: **Assistant Secretary**

12-06-2024
Date of Lender's Signature

[Space Below This Line For Acknowledgments] _____
State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,

this 6 day of DEC., 2024, by Nicole P Manning, Assistant Secretary of LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC.

Samantha Antoniaades
(Signature of Notary Public - State of Florida)

Samantha Antoniaades
(Print, Type or Stamp Commissioned Name of Notary Public)



SAMANTHA ANTONIADES
Notary Public
State of Florida
Comm# HH593872
Expires 9/16/2028

Personally Known OR Produced Identification _____

Type of Identification Produced _____



HUD MODIFICATION AGREEMENT
8300h 01/14

Exhibit "A"

Loan Number: 0054299466

Property Address: 1305 N 14TH PL, MOUNT VERNON, WA 98273

Legal Description:

Order No.: 620043776

For APN/Parcel ID(s): P120888/4824-000-008-0000

Lot 8, "KULSHAN RIDGE P.U.D.", recorded October 9, 2003 under Auditor's File No. 200310090064, records of Skagit County, Washington.

Situated in Skagit County, Washington.



* 0 0 5 4 2 9 9 4 6 6 *

12338 06/18 Exhibit A Legal Description Attachment



* 5 7 6 8 8 4 5 *

Page 1 of 1