

After Recording Return To:  
Outamation, Inc.  
3940 CORAL RIDGE DR  
CORAL SPRINGS, FL 33065

Skamania County, WA  
Total: \$311.50 Pgs=9  
LM  
Request of:  
eRecorded by: CSC Ingeo

**2024-001296**  
09/11/2024 02:57 PM

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This Document Prepared By:  
Antonia Coats  
Outamation, Inc.  
3940 CORAL RIDGE DR  
CORAL SPRINGS, FL 33065

Document Title: LOAN MODIFICATION AGREEMENT

Reference numbers of related documents: 2017000309  
on page \_\_\_\_\_ of document

Grantor(s):

1. CHRISTOPHER J AUTRY
- 2.
- 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): 030826900120100

Legal Description:  
N/A



\* 0 0 1 6 8 8 7 1 4 3 \*



\* 1 0 0 1 1 6 2 8 0 1 \*

2322 01/14



\* 2 4 6 1 3 + 4 5 \*

WASHINGTON COVER PAGE

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Parcel ID Number: 030826900120100  
Prior instrument reference: Instrument No: 2017000309,  
of the Official Records of SKAMANIA County, WA.

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

Original Recording Date: **February 13, 2017**

Original Loan Amount: **\$246,453.00**

New Money: **\$4,891.11**

Loan No: **0016887143**

Investor Loan No: **0232809688**

MIN Number: **100070202000126867**

FHA Case No.: **203703566-1779403**

## LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this 7th day of August, 2024, between **CHRISTOPHER J AUTRY** whose address is **72 RIKE RD, STEVENSON, WA 98648** ("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"), and Mortgage Electronic Registration Systems, Inc. ("MERS"), as Nominee for Lender, amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **February 27, 2016** and recorded in **Instrument No: 2017000309** and recorded on **February 13, 2017**, of the Official Records of **SKAMANIA 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 **72 RIKE ROAD, STEVENSON, WA 98648**,

(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



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follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **September 1, 2024**, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$199,839.51**, 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 **September 1, 2024**. Borrower promises to make monthly payments of principal and interest of U.S. **\$1,278.32**, beginning on the **1st** day of **October, 2024**, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on **September 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



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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. Borrower further understands and agrees that:
  - (a) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is the Nominee for Lender and Lender's successors and assigns and is acting solely for Lender. 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, tel. (888) 679-MERS. MERS is appointed as the Nominee for Lender to exercise the rights, duties and obligations of Lender as Lender may from time to time direct, including but not limited to appointing a successor trustee, assigning, or releasing, in whole or in part the Security Instrument, foreclosing or directing Trustee to institute foreclosure of the Security Instrument, or taking such other actions as Lender may deem necessary or appropriate under the Security Instrument. The term "MERS" includes any successors and assigns of MERS. This appointment will inure to and bind MERS, its successors and assigns, as well as Lender, until MERS' Nominee interest is terminated.
  - (b) "Nominee" means one designated to act for another as its representative for a limited purpose.
  - (c) Lender, as the beneficiary under the Security Instrument, designates MERS as the Nominee for Lender. Any notice required by Applicable Law or this Security Instrument to be served on Lender must be served on MERS as the designated Nominee for Lender. Borrower understands and agrees that MERS, as the designated Nominee for Lender, has the right to exercise any or all interests granted by Borrower to Lender, 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, assigning and releasing the Security Instrument, and substituting a successor trustee.



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- (d) Notices. Borrower acknowledges that any notice Borrower provides to Lender must also be provided to MERS as Nominee for Lender until MERS' Nominee interest is terminated. Any notice provided by Borrower in connection with the Security Instrument will not be deemed to have been given to MERS until actually received by MERS.
- (e) Substitute Trustee. In accordance with Applicable Law, Lender or MERS may from time to time appoint a successor trustee to any Trustee appointed under the Security Instrument who has ceased to act. Without conveyance of the Property, the successor trustee will succeed to all the title, power and duties conferred upon Trustee in the Security Instrument and by Applicable Law.
9. Lender acknowledges that until it directs MERS to assign MERS's Nominee interest in the Security Instrument, MERS remains the Nominee for Lender, with the authority to exercise the rights of Lender.
10. This Agreement modifies an obligation secured by an existing security instrument recorded in SKAMANIA 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 \$194,948.40. The principal balance secured by the existing security instrument as a result of this Agreement is \$199,839.51, which amount represents the excess of the unpaid principal balance of this original obligation.



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CHRISTOPHER J AUTRY -Borrower

Date: 8/28/24

[Space Below This Line For Acknowledgments]  
State of Oregon  
County of Hood River

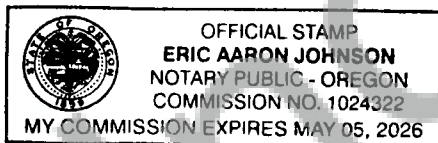
I certify that I know or have satisfactory evidence that **CHRISTOPHER J AUTRY**, (name of person) is the person who appeared before me, a Notary Public and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes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

Dated: 08/28/2024

Eric Johnson  
Signature of Notary

Notary Public  
Title

My Commission expires: 05/05/2026



\* 1 0 0 1 1 6 2 8 0 1 \*

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

By: Tiffany T Gardener (Seal) - Lender

Name: Tiffany T Gardener

Title: **Assistant Secretary**

9-10-2024  
Date of Lender's Signature

\_\_\_\_\_[Space Below This Line For Acknowledgments]\_\_\_\_\_  
State of Florida

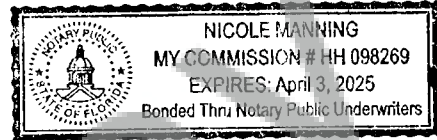
County of Broward

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

this 10 day of Sept, 2024, by Tiffany T Gardener, Assistant Secretary of LoanCare LLC, as Agent under Limited POA for Lakeview Loan Servicing, LLC.

Nicole Manning  
(Signature of Notary Public - State of Florida)

Nicole Manning  
(Print, Type or Stamp Commissioned Name of Notary Public)



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced \_\_\_\_\_



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SEP 10 2024

Mortgage Electronic Registration Systems, Inc - Nominee for Lender

Name: Heather Bowen

Title: **Assistant Secretary**

\_\_\_\_\_[Space Below This Line For Acknowledgments]\_\_\_\_\_

State of FLORIDA  
County of BROWARD

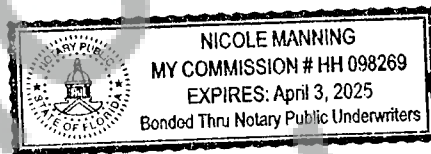
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 10 day of Sept, 2024, by Heather Bowen, Assistant Secretary  
of Mortgage Electronic Registration Systems, Inc.

  
(Signature of Notary Public - State of Florida)

**Nicole Manning**

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



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced \_\_\_\_\_



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## Exhibit "A"

Loan Number: **0016887143**

Property Address: **72 RIKE ROAD, STEVENSON, WA 98648**

### Legal Description:

A tract of land in the Southeast Quarter of the Southwest Quarter of Section 26, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the East Boundary line of the Southwest Quarter of said Section 26, which said point is South 00° 11' East 1,390 feet from the Northeast corner of said Southwest Quarter of said Section 26; thence South 50° 49' West 63.2 feet; thence South 38° 28' West 123.3 feet; thence South 22° 46' 177 feet; thence South 54° 47'; West 225.3 feet; thence North 03° 52' West 192.5 feet; thence North 69° 40' West 90.6 feet; thence South 72° 40' West 212.2 feet; thence South 01° 23' East 231.6 feet; thence South 36° 32' West 137.1 feet to a point on the North Boundary line of that certain 15.23 Acre tract now owned by James E. Bierce, ET UX; thence West on said North Boundary line of said Bierce Tract to a point which is East 477.7 feet from the Northwest corner of said Bierce tract; thence North 12° 41' East 121.8 feet thence South 82° 50' West 183 feet, more or less, to the Easterly Right of way line of Wind Mountain Road as it is presently located; thence Northeasterly and Easterly along the Easterly and Southeasterly line of said Wind Mountain Road to the point of beginning.

EXCEPTING therefrom that portion Deeded to Kenneth W. Peterson et ux by instrument recorded in Book 63, Page 69.

ALSO EXCEPTING therefrom that portion Deeded to James E. Bierce et ux by instrument recorded December 1, 1982 in Book 81, Page 807

ALSO EXCEPTING therefrom that portion Deeded to Dorothy J. Dohner et al, by instrument recorded June 20, 1998 in Book 114, Page 480.

ALSO EXCEPTING therefrom that portion lying within County Roads

ALSO EXCEPTING therefrom that portion lying Northwesternly of County Road known as Wind Mountain Road.



★ 0 0 1 6 8 8 7 1 4 3 ★  
12338 06/18 Exhibit A Legal Description Attachment



★ 2 4 6 1 3 + 4 5 ★  
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