## **Document Execution Coversheet**

Date of Email Request Sent To PNC Bank, National Association: January 17, 2019

Loan #: 7500031274

**Document Type**: AFFIDAVIT OF DEBT

Borrower: Robert J. Rowley

Property Address: 3121 Arundel Lane, Indianapolis, IN 46222

**Document needed by: ASAP** 

455 WEST LINCOLNWAY, STE. B

**VALPARAISO, IN 46385** 

#### **Contact Information for questions:**

Dawn Tucker dtucker@mlg-defaultlaw.com 219-386-4700

# **Special Instructions:**

Please complete, sign, and return to:

# \*\*\*PLEASE MAKE NOTE OF OUR NEW ADDRESS AND PHONE NUMBERS AS OF 7/31/18\*\*\*

455 West Lincolnway, Suite B Valparaiso, IN 46385 PH: 219-386-4700 STATE OF INDIANA

) IN THE MARION COUNTY SUPERIOR
) SS: COURT

COUNTY OF MARION
)

CAUSE NO.: 49D01-1805-MF-020621

PNC BANK, NATIONAL ASSOCIATION

Plaintiff,

VS.

ROBERT J. ROWLEY, CITY OF INDIANAPOLIS, DEPARTMENT OF BUSINESS & NEIGHBORHOOD SERVICES

Defendant(s).

### AFFIDAVIT IN SUPPORT OF MOTION FOR DEFAULT OR SUMMARY JUDGMENT

I,	, declare as follows:	
1. I am the	of PNC Bank, National Association.	

- 2. In the performance of my duties, I regularly review PNC Bank, National Association's books and records. I have personally examined those books and records as they relate to the mortgage sought to be foreclosed herein, the note secured thereby, and the amounts due and owing to PNC Bank, National Association under the note and mortgage. The facts set forth in this affidavit are based upon my review of these records relating to Robert J. Rowley's loan.
- 3. Based on my job duties and my knowledge of PNC Bank, National Association's business practices, the records summarized herein constitute records or data compilations ("the records") of transactions ("the transactions") relating to the servicing of the mortgage loan at issue in this foreclosure action. Based on this same knowledge, the records were made at or near the time of the transactions by, or from information transmitted by, a person with knowledge of the transactions, and were kept in the course of a regularly conducted business activity. It was the regular practice of the business to make such records in the ordinary course of that business activity. The records I relied upon in making this Affidavit are attached hereto.

4. According to the records, effective 11/22/2000, PNC Bank, National Association made a loan

to Robert J. Rowley in the original principal amount of \$250,000.00 (the "Loan").

5. According to the records, the Loan is evidenced by a Promissory Note dated 11/22/2000 in the

amount of \$250,000.00 made by Robert J. Rowley and payable to National City Bank.

6. According to the records, to secure repayment of the Loan and Note, Robert J. Rowley executed a

Mortgage, recorded as document number 2000-0193323 in the Marion County recorder's office, on the property

commonly known as 3121 Arundel Lane, Indianapolis, IN 46222 on 11/22/2000.

7. According to the records:

(a). Plaintiff or its agent is in possession of the Note. A true and correct copy of the Note as it appeared

on 05/03/2018 is attached hereto.

(b). Robert J. Rowley has failed to make the payments due on May 6, 2017. The Borrower did not

subsequently make payments to bring the loan current.

(c). The last payment received and applied was for the payment due April 6, 2017.

(d). There is currently due to the plaintiff as of January 12, 2019 an unpaid principal balance of

\$248,729.94 together with interest at the rate of 4.0000% per annum from May 6, 2017 to January 12, 2019 in

the sum of \$18,422.41 and further interest will accrue from January 12, 2019 to the date of judgment at the rate

of 4.0000%.

Robert J. Rowley 3121 Arundel Lane Indianapolis, IN 46222 18-06619

(e). The plaintiff is entitled to recover the	following additional amounts:
Late Charges \$809.43.	
I AFFIRM, UNDER THE PENALTIES FO REPRESENTATIONS ARE TRUE.	PR PERJURY, THAT THE FOREGOING
REFRESENTATIONS ARE TRUE.	
PNC Bank, National Association	
This the day of	
	BY:
	<u></u>
	Signature
	Printed Name
	Title
	PNC Bank, National Association, successor by merger to National City Bank