

Wells Fargo Home Mortgage  
Return Mail Operations  
PO Box 10368  
Des Moines, IA 50306-0368



DCML1SDTFK 000488



YOUNGSTOWN, OH 44502

**Account Information**

Online: www.wellsfargo.com  
Fax: 1-866-590-8910  
Telephone: 1-800-416-1472  
Correspondence: PO Box 10335  
Des Moines, IA 50306  
Hours of operation: Mon - Fri, 7 a.m. - 10 p.m.,  
Sat, 9 a.m. - 6 p.m.,  
Sun, 1 p.m. - 5 p.m., CT  
Loan number:  
Property address: Youngstown OH 44502

085

Subject: Notice of Lien Release  
Wells Fargo Home Mortgage number

Dear,

We're writing to let you know that due to inactivity on the above mortgage account, we are releasing the lien on your first mortgage with us. This means we will forgive the unpaid principal balance on your first mortgage loan and release you from any obligation to make payments on the loan now or in the future.

**What you need to do**

There is no action required by you to proceed with this lien release. Wells Fargo is currently moving ahead with the principal forgiveness and extinguishment of this loan. Going forward, we will not attempt to collect any unpaid debt on this loan, and you are not required to send us your monthly mortgage payments.

Please retain this document for your records. Also, please understand that it may take some time for the county records to reflect this lien release.

**Important information about your taxes and insurance**

If Wells Fargo paid your real estate taxes and/or property insurance premiums on your behalf from an escrow account, please know that we will no longer manage this account. As a result, you may now be responsible for paying the taxes and/or insurance premiums associated with the property.

Please contact your local taxing authority and/or insurance company to make arrangements for paying these bills. Please note that not making your tax payments on time could result in a tax sale of your property as determined by the county in which the property is located.

**What you should know about this lien release**

By releasing our lien on the property and not pursuing foreclosure, Wells Fargo is extinguishing (also know as releasing the lien) any interest that we may have had in the property. You continue to have the right to occupy the property unless the property is sold or a title action occurs by the local taxing authority. Also, if the property is vacant and was previously being maintained by Wells Fargo, we will no longer be responsible for securing the property and/or any maintenance required by the city.

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Oct/15/2016 6:02:19 AM

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**Account Information**

Loan number:

Property address:

Please understand that we are required to take the following actions when we release the lien on your property:

We are required to report the charge off to consumer reporting agencies as a loss. Also, any late payments on the mortgage account that were previously reported to these agencies will remain on your credit history. Because of these requirements, your credit score may be adversely affected by receiving the principal forgiveness on your loan. The impact on a credit score depends on the homeowner's entire credit profile. For more information about your credit score, go to the Federal Trade Commission website at [www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm](http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm).

- According to Internal Revenue Service (IRS) regulations applicable to principal forgiveness, we may be required to file Form 1099-C Cancellation of Debt with the IRS:
  - If you did not file bankruptcy and the amount of forgiven principal is \$600 or more, we are required to file Form 1099-C with the IRS. Please consult your tax advisor to determine whether this settlement will be considered income to you and create a subsequent tax obligation.
  - If you previously filed a bankruptcy case and received a discharge, we will not file Form 1099-C with the IRS.

**I'm here to help**

If you have questions about the information in this letter, please call me at the number below.

Sincerely,

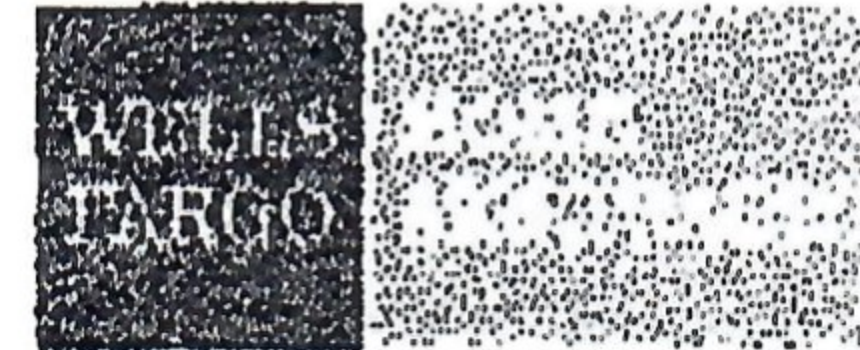
**ANGEE MARTINEZ**

ANGEE MARTINEZ  
Home Preservation Specialist  
Wells Fargo Home Mortgage  
Ph: 1-877-859-1860 ext. 1335427849  
Fax: 1-866-590-8910

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Return Mail Operations  
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Des Moines, IA 50306-0368



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YOUNGSTOWN, OH 44502

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Sun, 1 p.m. - 5 p.m., CT  
Loan number:  
Property address: Youngstown OH 44502

085

Subject: Notice of secondary mortgage lien release  
Wells Fargo Home Mortgage loan number

Dear

We're writing to let you know that we are releasing the lien on your secondary mortgage with us. This means we will forgive the unpaid principal balance on your secondary mortgage loan and release you from any obligation to make payments on the loan now or in the future.

**What you need to do**

There is no action required by you to proceed with this lien release. Wells Fargo Home Mortgage is moving ahead with the principal forgiveness and extinguishment of this loan. Going forward, we will not attempt to collect any unpaid debt on this loan, and you are not required to send us your monthly mortgage payments regarding this loan.

Please retain this document for your records. Also, please understand that it may take some time for the county records to reflect this lien release.

**What you should know about this lien release**

By releasing this lien on the property and not pursuing foreclosure, Wells Fargo Home Mortgage is extinguishing (also known as releasing the lien) any secondary interest that we may have had in the property. If the property is vacant and was previously being maintained by Wells Fargo Home Mortgage, we will no longer be responsible for securing the property and/or any maintenance required by the city.

We are required to take the following actions when we release the lien on your property:

- We are required to report the charge off to consumer reporting agencies as a loss. Also, any late payments on the mortgage account that were previously reported to these agencies will remain on your credit history. Because of these requirements, your credit score may be adversely affected by receiving the principal forgiveness on your loan. The impact on a credit score depends on the homeowner's entire credit profile. For more information about your credit score, go to the Federal Trade Commission website at [www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm](http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre24.shtm).
- According to Internal Revenue Service (IRS) regulations applicable to principal forgiveness, we may be required to file Form 1099-C Cancellation of Debt with the IRS:

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**Account Information**

Loan number:

Property address:

Youngstown OH 44502

- If you did not file bankruptcy and the amount of forgiven principal is \$600 or more, we are required to file Form 1099-C with the IRS. Please consult your tax advisor to determine whether this settlement will be considered income to you and create a subsequent tax obligation.
- If you previously filed a bankruptcy case and received a discharge, we will not file Form 1099-C with the IRS.

**I'm here to help**

If you have questions about the information in this letter, please call me at the number below.

Sincerely,

**ANGEE MARTINEZ**

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