



## LIEN SEARCH Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-01809	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	TERRY LUNSFORD		
PROPERTY ADDRESS:	6643 N MURPHY ROAD, BRAZIL, IN 47834		
CITY, STATE AND COUNTY:	BRAZIL, INDIANA (IN) AND CLAY		

### SEARCH INFORMATION

SEARCH DATE:	03/21/2025	EFFECTIVE DATE:	03/19/2025
NAME(S) SEARCHED:	TERRY LUNSFORD TERESA LUNSFORD		
ADDRESS/PARCEL SEARCHED:	6643 N MURPHY ROAD, BRAZIL, IN 47834/11-04-18-100-048.002-007		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

TERRY GENE LUNSFORD AND TERESA DAWN LUNSFORD, HUSBAND AND WIFE
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COMMENTS:	
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### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LARRY J. BARNHART AND KATHLEEN C. BARNHART, HUSBAND AND WIFE.
DATED DATE:	01/05/1996	GRANTEE:	TERRY GENE LUNSFORD AND TERESA DAWN LUNSFORD, HUSBAND AND WIFE
BOOK/PAGE:	219/783	RECORDED DATE:	04/24/1996
INSTRUMENT NO:	199600001746		
COMMENTS:			

### CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2025 (SPRING)	TAX YEAR:	2025 (FALL)
TAX AMOUNT:	\$171.70	TAX AMOUNT:	\$171.70
TAX STATUS:	UNPAID	TAX STATUS:	UNPAID
DUE DATE:	05/12/2025	DUE DATE:	11/10/2025
DELINQUENT DATE:		DELINQUENT DATE:	

### VOLUNTARY LIENS

#### SECURITY INSTRUMENT

DOC NAME	MORTGAGE	AMOUNT:	\$39,800.00
DATED DATE:	11/28/2012	RECORDED DATE	12/10/2012
INSTRUMENT NO:	201200004498	BOOK/PAGE:	133/2119
OPEN/CLOSED:	CLOSED-END	SUBJECT LIEN (YES/NO):	YES
BORROWER:	TERRY GENE LUNSFORD AND TERESA DAWN LUNSFORD		
LENDER:	FIRST FINANCIAL BANK NA.		
TRUSTEE:	N/A		
COMMENTS:			

#### SECURITY INSTRUMENT

DOC NAME	MORTGAGE	AMOUNT:	\$18,500.00
DATED DATE:	11/27/2015	RECORDED DATE	12/21/2015
INSTRUMENT NO:	201500003891	BOOK/PAGE:	155/666
OPEN/CLOSED:	OPEN-END	SUBJECT LIEN (YES/NO):	YES
BORROWER:	TERRY G. LUNSFORD AND TERESA D. LUNSFORD		

LENDER:	FIRST FINANCIAL BANK NA
TRUSTEE:	N/A
COMMENTS:	
FOR PREAMBLE	
CITY/TOWNSHIP/PARISH:	CITY OF BRAZIL
ADDITIONAL NOTES	
LEGAL DESCRIPTION	
<p>THE FOLLOWING DESCRIBED REAL ESTATE IN CLAY COUNTY, IN THE STATE OF INDIANA, TO-WIT:</p> <p>COMMENCING AT A PK NAIL MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 6 WEST; THENCE SOUTH 235.17 FEET WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, QUARTER TO A PK NAIL AND THE TRUE POINT OF BEGINNING OF REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 161.33 FEET WITH SAID EAST LINE TO A PK NAIL MARKING THE NORTHEAST CORNER OF A 0.94 ACRE TRACT; THENCE SOUTH 89 DEGREES 57 MINUTES WEST 270.0 FEET WITH THE NORTH LINE OF SAID 0.94 ACRE TRACT TO AN IRON PIN MARKING THE NORTHWEST CORNER THEREOF, THENCE NORTH 161.33 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89 DEGREES 57 MINUTES EAST 270.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS.</p>	

11-04-18-100-048.002-007

General Information

Parcel Number  
11-04-18-100-048.002-007  
Parent Parcel Number  
005-00470-02  
Tax ID:

Routing Number

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.99 Acres)  
Year:

Location Information

County  
Clay  
Township  
JACKSON TOWNSHIP  
District 007 (Local )  
School Corp  
CLAY COMMUNITY  
Neighborhood 1107032-007  
JACKSON TWP R132 4

Section/Plat

Location Address  
6643 N MURPHY RD  
BRAZIL, IN 47834

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography  
Rolling  
Public Utilities  
Electricity  
Streets or Roads  
Paved  
Neighborhood Life Cycle Stage  
NA  
Printed Friday, March 21, 2025

LUNSFORD, TERRY GENE & TERESA

Ownership

LUNSFORD, TERRY GENE & TERESA  
6643 N MURPHY RD  
BRAZIL, IN 47834  
Legal  
SE NE 18-12-6 1A

6643 N MURPHY RD

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
01/01/1900	LUNSFORD, TERRY GENE				\$00

511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

Notes

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	GEN REVAL	GEN REVAL	AA	AA	AA
As Of Date	03/27/2023	03/29/2022	04/13/2021	04/03/2020	04/03/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Res(1)	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$135,100	\$137,200	\$116,100	\$110,600	\$111,000
Imp Res(1)	\$134,400	\$136,500	\$115,500	\$110,000	\$109,700
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$700	\$700	\$600	\$600	\$1,300
Total	\$155,100	\$157,200	\$136,100	\$130,600	\$131,000
Total Res(1)	\$154,400	\$156,500	\$135,500	\$130,000	\$129,700
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$700	\$700	\$600	\$600	\$1,300

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl%	Res Elig%	Market Factor	Value
9			0	1.0000			\$20,000	\$20,000				\$20,000

Land Computations

Calculated Acreage	1.00
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Farmland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

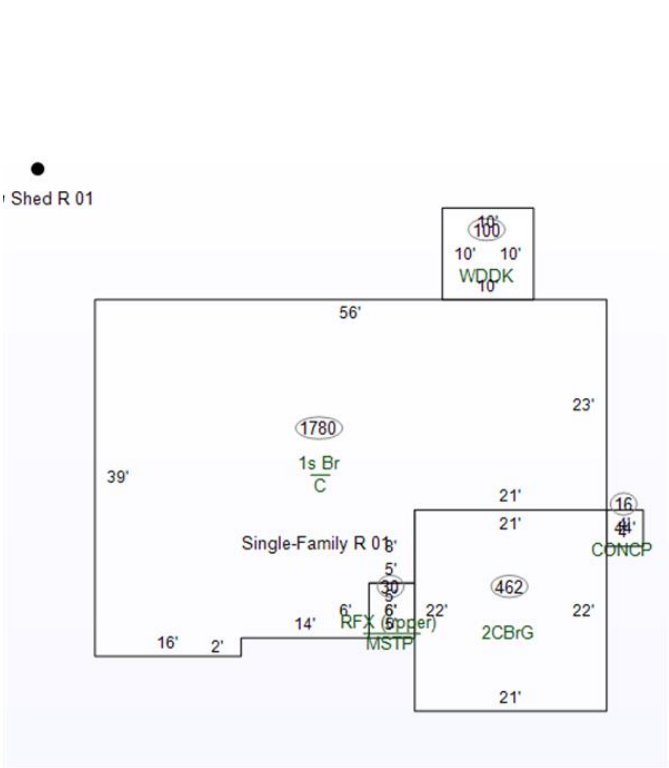
General Information			Plumbing	
Occupancy	Single-Family R 01		#	TF
Description	Single-Family R 01		Full Bath	2 6
Story Height	1.00		Half Bath	0 0
Style	41		Kitchen Sinks	1 1
Finished Area	1780 sqft		Water Heaters	1 1
Make			Add Fixtures	0 0

Floor Finish			Accomodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Bedrooms	3
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		Living Rooms	1
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished		Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Family Rooms	1
<input type="checkbox"/> Parquet			Total Rooms	6

Wall Finish			Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other			
<input type="checkbox"/> Fiberboard				

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value
Stoop, Masonry	30	
Canopy, Roof Extension	30	
Patio, Concrete	16	
Wood Deck	100	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	Brick	1780	1780		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1780	0		
Slab					

Total Base	
Adjustments	1 Row Type Adj. x 1.00
Unfin Int (1)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Firsplace (+)	
No Heating (1)	
A/C (+)	
No Elec (-)	
Plumbing (+/-)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit	
Sub-Total	
External Features (+)	
Garages (+)	
Quality and Design Factor (Grade)	
Location Mutliplier	
Replacement Cost	

Summary Of Improvements																		
Description	Res	Story	Construction	Year	Eff	Eff	Co	Base	Adj	Size	RCN	Norm	Remain	Abn	PC	Nbhd	Mrkt	Improv Value
	Eligibl	Height		Grade	Built	Year	Age	nd	Rate			LCM	Rate	Dep				
Single-Family R 01				C	1996	1996	A								100%	1.1900		
Utility Shed R 01				D	1997	1997	F			80 sqft					100%	1.1900		

6643 N Murphy Rd  
Brazil, IN 47834

Lunsford, Terry Gene & Teresa  
6643 N Murphy Rd  
Brazil, IN 47834

Spring Due by 05/12/2025: \$171.70  
Fall Due by 11/10/2025: \$171.70

\$343.40  
Total Due ⓘ

## Property Information

Tax Year/Pay Year  
2024 / 2025

Parcel Number  
11-04-18-100-048.002-007

Duplicate Number  
4861

Property Type  
Real

Tax Unit / Description  
5 - JACKSON TOWNSHIP

Property Class  
RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES

Mortgage Company  
None

TIF  
None

Homestead Credit Filed?  
Yes

Over 65 Circuit Breaker?  
No

Legal Description  
**Note: Not to be used on legal documents**  
SE NE 18-12-6 1a

Section-Township-Range  
0018, 0012, 6

Parcel Acres  
1

Lot Number  
No Info

Block/Subdivision  
No info

## Billing

### Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$171.70	\$0.00	\$171.70
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$171.70	\$0.00	\$171.70
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
LIT Credits:	\$534.74	\$0.00	\$534.74
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$343.40
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$343.40
Receipts:			\$0.00
Total Due:			\$343.40
Surplus Transfer:			\$0.00
Account Balance:			\$343.40

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
No data					

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$171.70	\$171.70	\$0.00	\$343.40	\$0.00
<a href="#">2024</a>	\$203.63	\$203.63	\$256.47	\$663.73	\$663.73
<a href="#">2023</a>	\$233.15	\$233.15	\$0.00	\$466.30	\$233.15
<a href="#">2022</a>	\$216.66	\$216.66	\$0.00	\$433.32	\$433.32
<a href="#">2021</a>	\$199.97	\$199.97	\$0.00	\$399.94	\$399.94
<a href="#">2020</a>	\$204.44	\$204.44	\$0.00	\$408.88	\$408.88
<a href="#">2019</a>	\$204.49	\$204.49	\$0.00	\$408.98	\$408.98

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$154,400	\$155,000
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$700	\$0
2. Equals total gross assessed value of property	\$155,100	\$155,000
2a. Minus deductions	(\$90,560)	(\$88,125)
3. Equals subtotal of net assessed value of property	\$64,540	\$66,875
3a. Multiplied by your local tax rate	1.3941	1.3131
4. Equals gross tax liability	\$899.75	\$878.14
4a. Minus local property tax credits	(\$492.49)	(\$534.74)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$407.26	\$343.40

Assessed Values as of 04/04/2024

Land Value	\$20,000
Improvements	\$135,000

Exemptions / Deductions

Description	Amount
STD_EX	\$48,000.00
SUPP STD DED	\$40,125.00
Count: 2	\$88,125.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Barnhart, Larry J Etux	04/24/1996			002	0560





1746  
**WARRANTY DEED**

This Indenture Witnesseth, That Larry J. Barnhart and Kathleen C. Barnhart, husband and wife, of Clay County, in the State of IN, CONVEY and WARRANT to Terry Gene Lunsford and Teresa Dawn Lunsford, husband and wife, of Clay County, in the State of IN, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described **REAL ESTATE** in Clay County, in the State of Indiana, to-wit:

✓ Commencing at a PK nail marking the Northeast corner of the Southeast quarter of the Northeast quarter of Section 18, Township 12 North, Range 6 West; thence South 235.17 feet with the East line of said Southeast quarter quarter to a PK nail and the true point of beginning of real estate herein described; thence South 161.33 feet with said East line to a PK nail marking the Northeast corner of a 0.94 acre tract; thence South 89 degrees 57 minutes West 270.00 feet with the North line of said 0.94 acre tract to an iron pin marking the Northwest corner thereof; thence North 161.33 feet to a 5/8 inch rebar; thence North 89 degrees 57 minutes East 270.00 feet to the point of beginning, containing 1.00 acre, more or less.

Subject to all rights-of-way and pertinent easements of record.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to the taxes prorated from the date hereof.

IN WITNESS WHEREOF, the said Larry J. Barnhart and Kathleen C. Barnhart, husband and wife, have hereunto set their hands and seals, this 5<sup>th</sup> day of January, 1996.

Larry J. Barnhart (Seal)  
Larry J. Barnhart

Kathleen C. Barnhart (Seal)  
Kathleen C. Barnhart

STATE OF INDIANA )  
COUNTY OF CLAY ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of January, 1995, personally appeared Larry J. Barnhart and Kathleen C. Barnhart, husband and wife, and acknowledged this conveyance to be their voluntary act and deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

RECEIVED FOR RECORD  
this 24 day of April, 1996  
at 10:10 o'clock A.M.  
and recorded in Book 283  
Record No. 219

Andrea L. Fatch  
Notary Public

Andrea L. Fatch  
(printed name)

My commission expires: 10-8-96  
RECORDER CLAY COUNTY

My county of residence:  
Clay

This instrument prepared by Carroll D. Smeltzer (Carroll D. Smeltzer),  
Attorney at Law, COX, ZWERNER, GAMBILL & SULLIVAN, P.O. Box 1625, Terre Haute,  
IN 47808-1625.

Tax Duplicate Sent To Terry G. and Teresa D. Lunsford

Address RR 15 Box 259 Brazil, IN 47834

783



Instrument      Book Page  
201200004498 OR      133 2119

**Return To:**

First Financial Bank NA  
One First Financial Plaza  
Terre Haute, IN 47807-0540

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## Mortgage

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**Definitions**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) **"Security Instrument"** means this document, which is dated November 28, 2012, together with all Riders to this document.
- (B) **"Borrower"** is Terry Gene Lunsford and Teresa Dawn Lunsford

Borrower is the mortgagor under this Security Instrument.

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INDIANA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
VMP ©  
Wolters Kluwer Financial Services

90320096976  
Form 3015 1/01  
VMPS (IN) (1006)  
Page 1 of 17

201200004498  
Filed for Record in  
CLAY COUNTY, INDIANA  
JOSEPH M DIERDORF, COUNTY RECORDER  
12-10-2012 At 09:28 am.  
RE MORTGAGE      48.00  
OR Book      133 Page 2119 - 2136

Instrument      Book Page  
201200004498 OR      133 2120

(C) **"Lender"** is First Financial Bank NA

Lender is a Commercial Bank  
organized and existing under the laws of the United States of America  
Lender's address is One First Financial Plaza, Terre Haute, IN 47807-0540

Lender is the mortgagee under this Security Instrument.

(D) **"Note"** means the promissory note signed by Borrower and dated November 28, 2012 .  
The Note states that Borrower owes Lender THIRTY NINE THOUSAND EIGHT HUNDRED  
AND 00/100

Dollars (U.S. \$ 39,800.00 ) plus interest. Borrower has promised to  
pay this debt in regular Periodic Payments and to pay the debt in full not later than  
January 1, 2028 .

(E) **"Property"** means the property that is described below under the heading "Transfer of Rights in the  
Property."

(F) **"Loan"** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges  
due under the Note, and all sums due under this Security Instrument, plus interest.

(G) **"Riders"** means all Riders to this Security Instrument that are executed by Borrower. The following  
Riders are to be executed by Borrower [check box as applicable]:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider  |
| <input type="checkbox"/> Balloon Rider         | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider   |
| <input type="checkbox"/> VA Rider              | <input type="checkbox"/> Biweekly Payment Rider         | <input type="checkbox"/> Other(s) [specify] |

(H) **"Applicable Law"** means all controlling applicable federal, state and local statutes, regulations,  
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable  
final, non-appealable judicial opinions.

(I) **"Community Association Dues, Fees, and Assessments"** means all dues, fees, assessments  
and other charges that are imposed on Borrower or the Property by a condominium association,  
homeowners association or similar organization.

(J) **"Electronic Funds Transfer"** means any transfer of funds, other than a transaction originated by  
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic  
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to  
debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated  
teller machine transactions, transfers initiated by telephone, wire transfers, and automated  
clearinghouse transfers.

(K) **"Escrow Items"** means those items that are described in Section 3.

(L) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds  
paid by any third party (other than insurance proceeds paid under the coverages described in Section 5)

Instrument      Book Page  
201200004498 OR      133 2121

for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

- (M) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (N) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
- (O) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
- (P) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### Transfer of Rights in the Property

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, the following described property located in the County

[Type of Recording Jurisdiction]

of Clay  
SEE ATTACHED

[Name of Recording Jurisdiction] :

Parcel ID Number: 11-04-18-100-048.002-007  
6643 N MURPHY RD  
Brazil  
("Property Address"):

which currently has the address of  
[Street]  
[City], Indiana 47834 [Zip Code]

INDIANA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
VMP ®  
Wolters Kluwer Financial Services

90320096976  
Form 5015 1/01  
VMP®(IN) (1008)  
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201200004498 OR      133 2134

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

**Borrower**

  
Terry Gene Lunsford      11-28-12  
Date  
(Seal)

  
Teresa Dawn Lunsford      11/28/12  
Date  
(Seal)

\_\_\_\_\_  
Date  
(Seal)

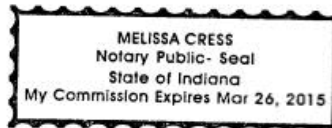
\_\_\_\_\_  
Date  
(Seal)

☐ Refer to the attached *Signature Addendum* for additional parties and signatures.

Instrument      Book Page  
201200004498 OR      133 2135

**Acknowledgment****State of Indiana****County of Clay**

This instrument was acknowledged before me on November 28, 2012 by  
Terry Gene Lunsford, Teresa Dawn Lunsford



*Melissa Cress*  
\_\_\_\_\_  
Notary Public      *Clay County*  
My commission expires:

This instrument was prepared by:  
Dawn Newport  
One First Financial Plaza  
Terre Haute, IN 47807-0540

Mail Tax Statements To:

I, affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

*Dawn Newport*  
\_\_\_\_\_  
Dawn Newport

INDIANA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
VMP 9  
Wolters Kluwer Financial Services

90320096976  
Form 3015 1/01  
VMP6 (IN) (1006)  
Page 17 of 17

Instrument      Book Page  
201200004498 OR      133 2136

Commencing at a PK nail marking the northeast corner of the Southeast Quarter of the Northeast Quarter of Section 18, Township 12 North, Range 6 West; thence south 235.17 feet with the east line of said Southeast Quarter, Quarter to a PK nail and the true point of beginning of real estate herein described; thence south 161.33 feet with said east line to a PK nail marking the northeast corner of a 0.94 acre tract; thence south 89 degrees 57 minutes west 270.0 feet with the north line of said 0.94 acre tract to an iron pin marking the northwest corner thereof; thence north 161.33 feet to a 5/8 inch rebar; thence north 89 degrees 57 minutes east 270.00 feet to the point of beginning, containing 1.00 acre, more or less.

*For informational Purposes Only:*

Address: 6643 N Murphy Rd., Brazil, IN 47834

201200004498  
Filed for Record in  
CLAY COUNTY, INDIANA  
JOSEPH M DIERDORF, COUNTY RECORDER  
12-10-2012 At 09:28 am.  
RE MORTGAGE      48.00  
OR Book      133 Page 2119 - 2136



Instrument  
201500003891 OR Book Page  
155 666

**RECORDATION REQUESTED BY:**

First Financial Bank NA  
South Highway 59 Banking Center  
7995 N St Rd 59  
Brazil, IN 47834

**WHEN RECORDED MAIL TO:**

First Financial NA  
Installment Department  
PO Box 2122  
Terre Haute, IN 47802-0122

**SEND TAX NOTICES TO:**

TERRY G. LUNSFORD  
TERESA D. LUNSFORD  
6643 N MURPHY RD  
BRAZIL, IN 47834

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**MORTGAGE**

**MAXIMUM LIEN.** The lien of this Mortgage shall not exceed at any one time \$18,500.00.

**THIS MORTGAGE** dated November 27, 2015, is made and executed between TERRY G. LUNSFORD, whose address is 6643 N MURPHY RD, BRAZIL, IN 47834 and TERESA D. LUNSFORD, whose address is 6643 N MURPHY RD, BRAZIL, IN 47834 (referred to below as "Grantor") and First Financial Bank NA, whose address is 7995 N St Rd 59, Brazil, IN 47834 (street or rural route address: 1401 South 3rd Street, PO Box 2122, Terre Haute, IN 47802) (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Clay County, State of Indiana:

**SEE LEGAL DESCRIPTION ATTACHED**

201500003891  
Filed for Record in  
CLAY COUNTY, INDIANA  
JOSEPH H DIERDORF  
12-21-2015 At 02:55 pm.  
RE MORTGAGE 42.00  
OR Book 155 Page 666 - 680

Instrument      Book Page  
201500003891 OR      155    667

Commencing at a PK nail marking the Northeast corner of the Southeast quarter of the Northeast quarter of Section 18, Township 12 North, Range 6 West; thence South 235.17 feet with the East line of said Southeast quarter quarter to a PK nail and the true point of beginning of real estate herein described; thence South 161.33 feet with said East line to a PK nail marking the Northeast corner of a 0.94 acre tract; thence South 89 degrees 57 minutes West 270.00 feet with the North line of said 0.94 acre tract to an iron pin marking the Northwest corner thereof; thence North 161.33 feet to a 5/8 inch rebar; thence North 89 degrees 57 minutes East 270.00 feet to the point of beginning, containing 1.00 acre, more or less.

Subject to all rights-of-way and pertinent easements of record.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to the taxes prorated from the date hereof.

**MORTGAGE  
(Continued)**

Instrument 201500003891 OR Book Page 155 678  
Page 12

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

x *Terry G. Lunsford*  
TERRY G. LUNS福德

x *Teresa D. Lunsford*  
TERESA D. LUNS福德

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF INDIANA )  
 ) SS  
COUNTY OF CLAY )

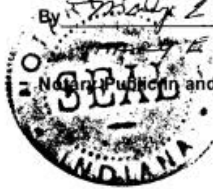
On this day before me, the undersigned Notary Public, personally appeared TERRY G. LUNS福德 and TERESA D. LUNS福德, to me known to be the individuals described in and who executed the Mortgage, and acknowledged that they signed the Mortgage as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17<sup>th</sup> day of NOVEMBER, 20 15.

By *Matthew E. Carmican*  
MATTHEW E. CARMICAN  
Notary Public in and for the State of IN

Residing at CLAY COUNTY

My commission expires 10-15-2016

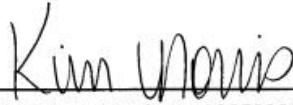


I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (KIM NORRIS, LOAN PROCESSOR).

**MORTGAGE  
(Continued)**

Instrument      Book Page  
201500003891 DR      155 679

**Page 13**



This Mortgage was prepared by: **KIM NORRIS, LOAN PROCESSOR**

**Originator Names and Nationwide Mortgage Licensing System and Registry IDs:**

Organization: **First Financial Bank NA**

NMLSR ID: **401915**

Individual: **Kimberly S Stearley**

NMLSR ID: **495170**

Instrument	Book	Page
201500003891 OR	155	80

**RECORDING PAGE**

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C:\CFILPL\G03.FC TR-36946 PR-33

201500003891  
Filed for Record in  
CLAY COUNTY, INDIANA  
JOSEPH M DIERDORF  
12-21-2015 At 02:55 pm.  
RE MORTGAGE        42.00  
OR Book    155 Page   666 -   680

Criteria: Party Name = LUNSFORD TERRY

Last Indexed Date: 03/20/2025

Last Verified Date: 03/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/12/2009	03/06/2009	200900001006	MORTGAGE	LUNSFORD TERRY GENE		GRANTOR
03/17/2004	03/16/2004	200400001253	ASSIGNME...	LUNSFORD TERRY G		GRANTOR
10/01/2003	08/29/2003	200300006257	MORTGAGE	LUNSFORD TERRY G		GRANTOR
09/19/2003	09/10/2003	200300005972	RELEASE	LUNSFORD TERRY GENE		GRANTEE
09/18/2003	09/11/2003	200300005936	RELEASE	LUNSFORD TERRY GENE		GRANTEE
06/14/2002	05/24/2002	200200003699	MORTGAGE	LUNSFORD TERRY GENE		GRANTOR
02/03/1999	01/04/1999	199900000584	RELEASE	LUNSFORD TERRY GENE		GRANTEE
12/28/1998	11/27/1998	199800006645	MORTGAGE	LUNSFORD TERRY G		GRANTOR
06/27/1997	06/24/1997	199700062495	RELEASE	LUNSFORD TERRY GENE		GRANTEE
06/20/1997	06/16/1997	199700062402	MORTGAGE	LUNSFORD TERRY GENE		GRANTOR
01/22/1997	12/12/1996	199700010205	LOAN MOD...	LUNSFORD TERRY GENE		GRANTOR
06/03/1996	05/20/1996	199600002394	MORTGAGE	LUNSFORD TERRY GENE		GRANTOR
04/24/1996	01/05/1996	199600001746	WARRANTY...	LUNSFORD TERRY GENE		GRANTEE
11/14/1995	11/10/1995	199500004337	WARRANTY...	LUNSFORD TERRY		GRANTOR
01/16/1987	01/16/1987	198700000191	WARRANTY...	LUNSFORD TERRY		GRANTEE



Criteria: Party Name = LUNSFORD TERRY

Last Indexed Date: 03/20/2025

Last Verified Date: 03/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/15/2012	09/15/2012	201200004173	QUIT CLA...	LUNSFORD TERRY G		GRANTEE
05/25/2012	05/23/2012	201200001981	QUIT CLA...	LUNSFORD TERRY G		GRANTEE
05/11/2012	05/11/2012	201200001804	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
05/11/2012	05/11/2012	201200001803	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
05/11/2012	05/11/2012	201200001802	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
04/03/2012	04/03/2012	201200001319	AMENDMEN...	LUNSFORD TERRY GENE		GRANTOR
03/29/2012	03/28/2012	201200001245	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
01/09/2012	01/09/2012	201200000144	CORP WAR...	LUNSFORD TERRY		GRANTOR
12/15/2011	12/14/2011	201100004115	LEASE	LUNSFORD TERRY GENE		GRANTOR
01/07/2011	01/03/2011	201100000109	WARRANTY...	LUNSFORD TERRY		GRANTOR
11/05/2010	06/16/2010	201000003941	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
07/16/2010	12/21/2009	201000002309	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
08/18/2009	08/13/2009	200900003529	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
08/18/2009	02/16/2009	200900003521	LEASE	LUNSFORD TERRY GENE		GRANTOR
04/02/2009	03/11/2009	200900001303	CORP WAR...	LUNSFORD TERRY		GRANTEE

Criteria: Party Name = LUNSFORD TERRY

Last Indexed Date: 03/20/2025

Last Verified Date: 03/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/31/2024	07/11/2024	202400002106	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
06/02/2023	05/04/2023	202300001541	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
03/05/2018	02/26/2018	201800000659	ASSIGNME...	LUNSFORD TERRY GENE		GRANTEE
12/21/2015	11/27/2015	201500003891	MORTGAGE	LUNSFORD TERRY G		GRANTOR
11/20/2014	02/03/2014	201400003475	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
11/20/2014	02/03/2014	201400003474	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
08/11/2014	07/15/2014	201400002417	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
08/11/2014	07/15/2014	201400002416	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
08/11/2014	07/15/2014	201400002415	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
08/11/2014	07/15/2014	201400002414	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
02/07/2014	11/14/2013	201400000470	ASSIGNME...	LUNSFORD TERRY GENE		GRANTOR
02/07/2013	12/21/2012	201300000560	AMENDMEN...	LUNSFORD TERRY GENE		GRANTEE
12/27/2012	12/06/2012	201200004710	RELEASE	LUNSFORD TERRY G		GRANTEE
12/10/2012	11/28/2012	201200004498	MORTGAGE	LUNSFORD TERRY GENE		GRANTOR
11/27/2012	11/26/2012	201200004324	RELEASE	LUNSFORD TERRY GENE		GRANTEE



Criteria: Party Name = LUNSFORD TERESA

Last Indexed Date: 03/20/2025

Last Verified Date: 03/19/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/01/2003	08/29/2003	200300006257	MORTGAGE	LUNSFORD TERESA D		GRANTOR
09/19/2003	09/10/2003	200300005972	RELEASE	LUNSFORD TERESA DAWN		GRANTEE
09/18/2003	09/11/2003	200300005936	RELEASE	LUNSFORD TERESA DAWN		GRANTEE
06/14/2002	05/24/2002	200200003699	MORTGAGE	LUNSFORD TERESA DAWN		GRANTOR
02/03/1999	01/04/1999	199900000584	RELEASE	LUNSFORD TERESA DAWN		GRANTEE
12/28/1998	11/27/1998	199800006645	MORTGAGE	LUNSFORD TERESA DAWN		GRANTOR
06/27/1997	06/24/1997	199700062495	RELEASE	LUNSFORD TERESA DAWN		GRANTEE
06/20/1997	06/16/1997	199700062402	MORTGAGE	LUNSFORD TERESA DAWN		GRANTOR
01/22/1997	12/12/1996	199700010205	LOAN MOD...	LUNSFORD TERESA DAWN		GRANTOR
06/03/1996	05/20/1996	199600002394	MORTGAGE	LUNSFORD TERESA DAWN		GRANTOR
04/24/1996	01/05/1996	199600001746	WARRANTY...	LUNSFORD TERESA DAWN		GRANTEE
11/14/1995	11/10/1995	199500004337	WARRANTY...	LUNSFORD TERESA		GRANTOR
04/27/1973	02/28/1973	197300001557	WARRANTY...	LUNSFORD TERESA ANN		GRANTOR
01/27/1972	01/26/1972	197200000259	WARRANTY...	LUNSFORD TERESA ANN		GRANTEE