



LIEN SEARCH PRODUCT COVER SHEET

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-02694	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	RICHARD ALLEN		
PROPERTY ADDRESS:	6795 W LEIBER AVENUE		
CITY, STATE AND COUNTY:	WEST TERRE HAUTE, INDIANA (IN) AND VIGO		

SEARCH INFORMATION

SEARCH DATE:	07/07/2025	EFFECTIVE DATE:	
NAME(S) SEARCHED:	ALLEN RICHARD; ALLEN, SUSAN JEAN; ALLEN, FORREST R JR; ALLEN, FORREST; ALLEN KRISTI AND WILLIAMS KRISTI		
ADDRESS/PARCEL SEARCHED:	6795 W LEIBER AVENUE, WEST TERRE HAUTE, IN 47885 / 84-01-28-400-006.000-025		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RICHARD ALLEN

COMMENTS:	
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VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	KRISTI WILLIAMS (FORMERLY ALLEN)
DATED DATE:	07/15/2011	GRANTEE:	RICHARD ALLEN
BOOK/PAGE:	N/A	RECORDED DATE:	08/02/2011

INSTRUMENT NO:	2011009959
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COMMENTS:	ON 2011 DEED WE HAVE 2 PARCELS MENTIONED BELOW APPEARING AS COMMONLY KNOWN AS WITH ORDERED PROPERTY ADDRESS. PARCEL IDENTIFICATION NO'S. 84-01-28-400-006.000-001 84-01-28-400-013.000-001 THESE 2 PARCELS ARE CHANGED TO 84-01-28-400-006.000-025. WE ALSO CALLED ASSESSOR OFFICE @ (812) 462-3358 TO CHECK AND THEY CONFIRMED SAME THAT THESE 2 PARCELS ARE NOW CHANGED TO 84-01-28-400-006.000-025.
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CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2025 (SPRING)	TAX YEAR:	2025 (FALL)
TAX AMOUNT:	\$887.14	TAX AMOUNT:	\$887.14
TAX STATUS:	PAID	TAX STATUS:	DUE
DUE DATE:	05/12/2025	DUE DATE:	11/10/2025
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME	MORTGAGE	AMOUNT:	\$72,500.00
DATED DATE:	01/28/2022	RECORDED DATE	02/07/2022
INSTRUMENT NO:	2022001761	BOOK/PAGE:	N/A
OPEN/CLOSED:	OPEN	SUBJECT LIEN (YES/NO):	YES
BORROWER:	RICHARD ALLEN		
LENDER:	INDIANA STATE UNIVERSITY FEDERAL CREDIT UNION		
TRUSTEE:	N/A		

COMMENTS:	
FOR PREAMBLE	
CITY/TOWNSHIP/PARISH:	CITY OF WEST TERRE HAUTE
ADDITIONAL NOTES	
WARRANTY DEED RECORDED ON 01/31/2006, IN INSTRUMENT NO: 2006002992	
LEGAL DESCRIPTION	
THE FOLLOWING DESCRIBED PARCEL OF STATE OF INDIANA TO WIT: F&S PLACE LOT 1 SE COR SW SE 2006002992, 2005023880 PL 20/30 &D-367/5 28-13-10 1.000 AC, VIGO COUNTY, INDIANA ALSO- WYATT SUB 2006002994 20050222210 204016722 28-13-10 LOT1 1.220 AC, VIGO COUNTY, INDIANA	

Vigo County, IN / City of Terre Haute

Summary - Assessor's Office

Parcel ID 84-01-28-400-006.000-025
Tax ID 84-01-28-400-006.000-025
Section Plat 28
Routing Number
Neighborhood 1491025 - FAYETTE
Property 6795 W Leiber Pl
Address West Terre Haute, IN 47885
Legal Description F & S PLACE LOT 1 SE COR SW SE 2006002992 2005023880 PL20/30 & D-367/5
28-13-10 1.000 AC
(Note: Not to be used on legal documents)
Acreage 1
Class 510 - Res 1 fam dwelling platted lot
Tax District/Area 025 - FAYETTE

[View Map](#)



Owner - Auditor's Office

Deeded Owner
[Allen Richard](#)
6795 W Leiber Ave
West Terre Haute, IN 47885

Site Description - Assessor's Office

Topography Level
Public Utilities Elect
Street or Road Paved
Neigh. Life Cycle Static
Legal Acres 1
Legal Sq Ft 0

Taxing Rate

2.2894

Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
HOMESITE			1.000			1.00	1.00		21,528.00	21,528.00	21,530.00		21,530.00

Land Detail Value Sum 21,530.00

Residential Dwellings - Assessor's Office

Card 01	
Residential Dwelling 1	
Occupancy	
Story Height	1.0
Roofing	Material: Metal
Attic	None
Basement Type	None
Basement Rec Room	None
Finished Rooms	8
Bedrooms	3
Family Rooms	0
Dining Rooms	0
Full Baths	2; 6-Fixt.
Half Baths	0; 0-Fixt.
4 Fixture Baths	0; 0-Fixt.
5 Fixture Baths	0; 0-Fixt.
Kitchen Sinks	1; 1-Fixt.
Water Heaters	1; 1-Fixt.
Central Air	Yes
Primary Heat	Central Warm Air
Extra Fixtures	0
Total Fixtures	8
Fireplace	Yes
Features	Masonry fireplace Masonry stack (IN)
Porches and Decks	Open Masonry Porch 144 CONCP 384
Yd Item/Spc Fture/Outbldg	BRICK 624 SF CONCRETE APRON 200 SF WOOD FRAME DETACHED GARAGE 960 SF
Last Updated	9/12/2002

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Brick	1.0	1588	1588
	Crawl	1588	0
	Total	1588	1588

Improvements - Assessor's Office

Card 01																	
ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		C	1977	1977	AV	0.00	MAS, MAS-STK	0	1588	202980	35	0	123	100	162300
G01	ATTGAR		BRICK		0	0	AV	42.69		42.69	26 x 24	26640	0	0	100	100	0
02	CONCAPRN			C	1999	1999	AV	6.23		5.92	200	1180	75	0	123	100	400
03	DETGAR		WOOD FRAME	C	1994	1994	F	35.15		33.4	24 x 40	32060	30	0	123	100	27600

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
8/2/2011	ALLEN RICHARD M & KRISTIE L ALLEN	ALLEN RICHARD	2011009956	Qu		\$0	\$0
1/31/2006	ALLEN SUSAN JEAN	ALLEN RICHARD M & KRISTIE L	2006002992		S	\$100,000	\$100,000
12/27/2005	ALLEN FORREST R JR & SUSAN JEAN	ALLEN SUSAN JEAN	2005023880		S	\$0	\$0

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
7/5/2012				2012009764

Valuation - Assessor's Office

Assessment Year		01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ
VALUATION	Land	\$21,500	\$21,500	\$21,500	\$21,500	\$21,100
(Assessed Value)	Improvements	\$190,300	\$150,500	\$144,500	\$152,700	\$140,300
	Total	\$211,800	\$172,000	\$166,000	\$174,200	\$161,400
VALUATION	Land	\$21,500	\$21,500	\$21,500	\$21,500	\$21,100
(True Tax Value)	Improvements	\$190,300	\$150,500	\$144,500	\$152,700	\$140,300
	Total	\$211,800	\$172,000	\$166,000	\$174,200	\$161,400

Deductions - Auditor's Office

Type	Description	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Homestead	Homestead Credit	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HSC	\$46,500.00	\$38,640.00	\$35,630.00	\$31,850.00	\$31,850.00

Charges (2021-2025) - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$887.14	\$905.38	\$1,028.46	\$930.00	\$885.72
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$88.57
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$887.14	\$905.38	\$1,028.46	\$930.00	\$885.72
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,774.28	\$1,810.76	\$2,056.92	\$1,860.00	\$1,860.01
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$887.14)	(\$1,810.76)	(\$2,056.92)	(\$1,860.00)	(\$1,860.01)
= Total Due	\$887.14	\$0.00	\$0.00	\$0.00	\$0.00

Property History

Create Year	Date	Effective Date	Event	Related Tax ID #	Instrument Desc	Notes
2014	7/5/2012 12:01:00 PM	7/5/2012 12:00:00 AM	A2	149-01-28-400-006		Instrument Type: Ordinance Legal Description: F & S PLACE LOT 1 SE COR SW SE 2006002992 2005023880 PL20/30 & D-367/5 28-13-10 1.000 AC

Payments (2021-2025) - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	2557510	5/12/2025	\$887.14
2023 Pay 2024	2502348	11/12/2024	\$905.38
2023 Pay 2024	2460079	5/10/2024	\$905.38
2022 Pay 2023	2395791	11/13/2023	\$1,028.46
2022 Pay 2023	2343279	5/10/2023	\$1,028.46
2021 Pay 2022	2290148	11/10/2022	\$930.00
2021 Pay 2022	2246119	5/10/2022	\$930.00
2020 Pay 2021	2185184	11/10/2021	\$885.71
2020 Pay 2021	2151583	6/17/2021	\$974.30

Photos - Assessor's Office



01 02

03

24
16

24
Conc

384

77

24

1 s Br
C

1588

14

26

Br G

624

26

51

OMP 24

144

[Property Record Card \(PDF\)](#)

Form 11[Form 11 \(PDF\)](#)**Map**

No data available for the following modules: Farm Land Computations - Assessor's Office, Homestead Allocations - Assessor's Office, Exemptions - Auditor's Office.

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Developed by
 **SCHNEIDER**
GEOSPATIAL

6795 W Leiber Pl

West Terre Haute, IN 47885

Allen Richard6795 W Leiber Ave
West Terre Haute, IN 47885

Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$887.14

\$887.14

Total Due ⓘ

Property Information

Tax Year/Pay Year 2024 / 2025	Homestead Credit Filed? Yes
Parcel Number 84-01-28-400-006,000-025	Over 65 Circuit Breaker? No
Duplicate Number 1360987	Legal Description Note: Not to be used on legal documents F & S PLACE LOT 1 SE COR SW SE 2006002992 2005023880 PL20/30 & D-367/5 28-13-10 1.000 AC
Property Type Real	Section-Township-Range 28, 13, 10
Tax Unit / Description 25 - Fayette New Goshen Fire	Parcel Acres 1
Property Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT	Lot Number 1
Mortgage Company None	Block/Subdivision No info
TIF None	

Billing**Detail**

	Tax Bill	Adjustments	Balance
Spring Tax:	\$887.14	\$0.00	\$887.14
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$887.14	\$0.00	\$887.14
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
LIT Credits:	\$0.00	\$0.00	\$0.00
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:			\$1,774.28
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$1,774.28
Receipts:			\$887.14
Total Due:			\$887.14
Surplus Transfer:			\$0.00
Account Balance:			\$887.14

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/14/2025	S	\$887.14	Lock Box Payment 5/9/2025 Check Nbr 1731874	N

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$887.14	\$887.14	\$0.00	\$1,774.28	\$887.14
2024	\$905.38	\$905.38	\$0.00	\$1,810.76	\$1,810.76
2023	\$1,028.46	\$1,028.46	\$0.00	\$2,056.92	\$2,056.92
2022	\$930.00	\$930.00	\$0.00	\$1,860.00	\$1,860.00
2021	\$885.72	\$885.72	\$88.57	\$1,860.01	\$1,860.01
2020					
2019					

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$144,600	\$172,000
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$21,400	\$0
2. Equals total gross assessed value of property	\$166,000	\$172,000
2a. Minus deductions	(\$86,640)	(\$94,500)
3. Equals subtotal of net assessed value of property	\$79,360	\$77,500
3a. Multiplied by your local tax rate	2.2817	2.2894
4. Equals gross tax liability	\$1,810.76	\$1,774.28
4a. Minus local property tax credits	\$0.00	\$0.00
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	\$1,810.76	\$1,774.28

Assessed Values as of 01/01/2024

Land Value	\$21,500
Improvements	\$150,500

Exemptions / Deductions

Description	Amount
Homestead Credit	\$48,000.00
Supplemental HSC	\$46,500.00
Count: 2	\$94,500.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
New by Annexation	07/05/2012	07/05/2012	2014	84-01-28-400-006-000-001	No Info	No Info	2012009764

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
No data					

6 DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

AUG 02 2011

Timothy M. Segura
VIGO COUNTY AUDITOR

2011009959 QD \$18.00
08/02/2011 10:32:35A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



EXEMPT FROM DISCLOSURE

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 15th day of July, 2011, by the Grantor(s),
Kristi Williams (formerly Allen) 2834 Berry Avenue, Terre Haute, Indiana 47805

to the Grantee(s),
Richard Allen, 6795 W. Leiber Avenue, West Terre Haute, Indiana 47885

WITNESSETH, That the said Grantor, for
Good Consideration

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee
forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of
land, and improvements and appurtenances thereto in Vigo County

State of Indiana

to wit:

F&S Place Lot 1 SE COR SW SE 2006002992 2005023880 PL 20/30 & D-367/5 28-13-10 1.000 AC ,Vigo
County, Indiana

ALSO- WYATT SUB 2006002994 2005022210 2004016722 28-13-10 LOT1 1.220 AC , Vigo County, Indiana

2

Commonly known as: 6795 W. Leiber Pl, West Terre Haute, In 47885 & W. Leiber Place, West Terre Haute, In
Parcel Identification: 84-01-28-400-006.000-001 & 84-01-28-400-013.000-001

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature Kristi Williams
Print Name: KRISTI WILLIAMS
Capacity: GRANTOR

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name: _____
Capacity: _____

Signature _____
Print Name: _____
Capacity: _____

Document prepared by:
Richard Allen
6795 W. Leiber Ave.
West Terre Haute, In 47885

When recorded mail this deed and tax statements to:
Richard Allen
6795 W. Leiber Ave.
West Terre Haute, In 47885

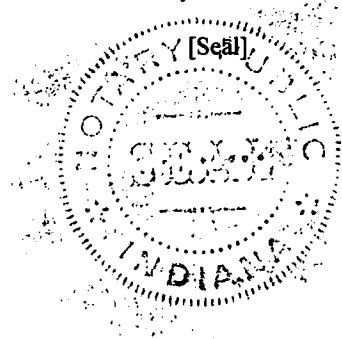
STATE OF
COUNTY OF

On 7/29/11 before me, Candie S. Allen
Kristi Williams, personally appeared

Kristi Williams
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Candie S. Allen



DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

RAYMOND L. WATTS
VIGO County Recorder IN
IN 2006002992 WD
01/31/2006 13:46:25 3 PGS
Filing Fee: \$18.00

JAN 31 2006
James W. Bramble
AUDITOR
VIGO COUNTY

WARRANTY DEED

THIS INDENTURE WITNESETH that SUSAN JEAN ALLEN, A COMPETENT ADULT, "Grantor" of Vigo County in the State of Indiana, CONVEYS AND WARRANTS to RICHARD M. ALLEN AND KRISTI L. ALLEN, HUSBAND AND WIFE, of Vigo County in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Vigo County in the State of Indiana, to-wit:

Lot Number One (1) in F. & S. Place, a subdivision of part of the Southeast Quarter (SE ¼) of Section 28, Township 13 North, Range 10 West as shown by the plat thereof recorded in Plat Record 20, Page 30 in the records of the Recorder's Office, Vigo County, Indiana.

Taxes shall be prorated to the date of this deed.

DATED this 31st day of January, 2006.

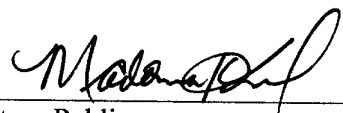

SUSAN JEAN ALLEN

2

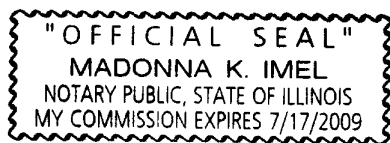
STATE OF ~~ILLINOIS~~)
) SS:
COUNTY OF EDGAR)

31st Before me, the undersigned, a Notary Public in and for said County and State, this day of JANUARY, 2006, personally appeared: Susan Jean Allen, a competent adult, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:
7-17-09



Notary Public
Printed: MADONNA K. IMEL
Residing in EDGAR County



Mail Tax Statements To: MR. RICHARD M. ALLEN 6795 W. LEIBER AVE
W. TERRE HAUTE, IN 47885

Mail Deed To: SAME

This instrument was prepared by: Terry R. Modesitt, MODESITT LAW OFFICES, PC,
321 Ohio Street, Terre Haute, IN 47807.

3

Prescribed by the
State Board of Accounts
(2005)

County Form 170

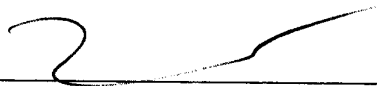
Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



Signature of Declarant

Terry R. Modesitt

Printed Name of Declarant

2022001761 MTG \$55.00
02/07/2022 09:37:57A 15 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented


After Recording Return To:
Indiana State University Federal Credit Union
444 N 3rd St
Terre Haute, Indiana 47807
Loan Number: 0012004313

_____[Space Above This Line For Recording Data]_____

MORTGAGE

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 JANUARY 28, 2022, together with all Riders to this document.

(B) **"Borrower"** is Richard Allen ,

Borrower is the mortgagor under this Security Instrument.

(C) **"Lender"** is Indiana State University Federal Credit Union

Lender is a _____ organized
and existing under the laws of _____

Lender's address is 444 N. 3rd St., Terre Haute, Indiana 47807

Lender is the mortgagee under this Security Instrument.

(D) **"Note"** means the promissory note signed by Borrower and dated JANUARY 28, 2022 .
The Note states that Borrower owes Lender SEVENTY-TWO THOUSAND FIVE HUNDRED AND 00/100
Dollars (U.S. \$ 72,500.00)

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than MARCH 1, 2034.

(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]:

- | | |
|--|---|
| ☐ Adjustable Rate Rider | ☐ Planned Unit Development Rider |
| ☐ Balloon Rider | ☐ Biweekly Payment Rider |
| ☐ 1-4 Family Rider | ☐ Second Home Rider |
| ☐ Condominium Rider | ☐ 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) 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. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), 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 of Vigo :
 [Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
 HEREOF.

which currently has the address of 6795 W Leiber Ave

West Terre Haute, Indiana 47885 ("Property Address"):
 [City] [Street] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not

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.



_____(Seal)
Richard Allen -Borrower

Witness

Witness

_____[Space Below This Line For Acknowledgment]_____

State of INDIANA

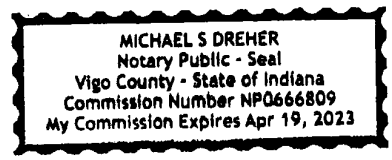
SS:

County of Vigo

Before me, MICHAEL S DREHER,
(name of Notary or other officer)

this 28 day of JAN. 2022, Richard Allen

(name of signer)
acknowledged the execution of the annexed deed (or mortgage, as the case may be).



[Signature]
(Notary's signature)

MICHAEL S DREHER
(Printed/Typed name), Notary Public

My commission expires: 4-19-23

County of commission: VIGO

(SEAL)

This instrument was prepared by:

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.

Cynthia Marley
Signature of Preparer

Cynthia Marley
Printed Name of Preparer

Loan Originator: Cynthia Marley, NMLSR ID 2019437
Loan Originator Organization: Indiana State University Federal Credit Union,
NMLSR ID 486345

EXHIBIT A DESCRIPTION

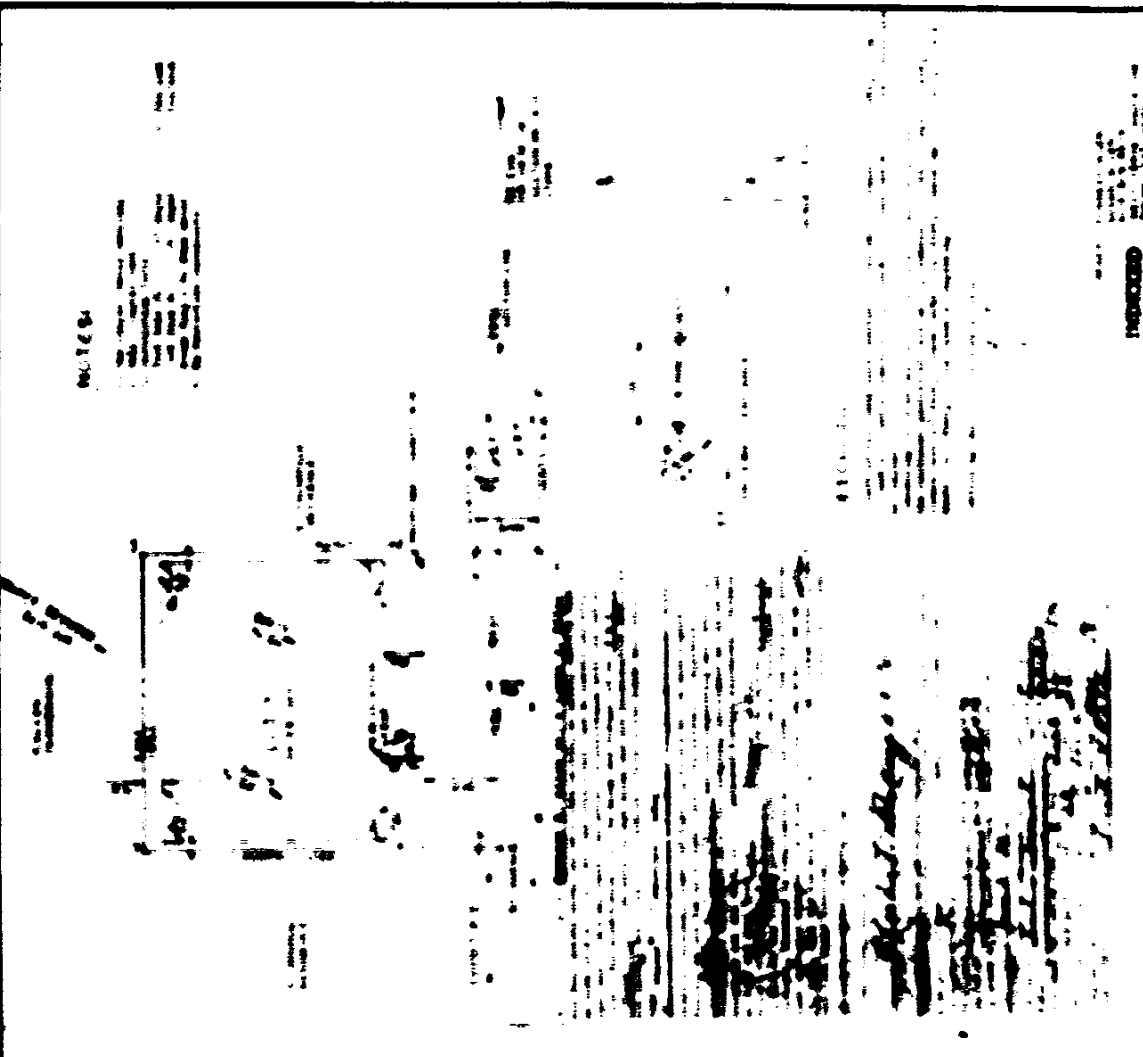
Real Estate located in Vigo County, State of Indiana, and more particularly described as follows, to-wit:

Lot Number 1 in F. & S. Place, a subdivision of part of the Southeast Quarter of Section 28, Township 13 North, Range 10 West as shown by the plat thereof recorded in Plat Record 20, Page 30 in the records of the Recorder's Office, Vigo County, Indiana.

For information purposes only, the property address is purported to be: 6795 W LEIBER AVE., WEST TERRE HAUTE, IN 47885

20/30 Rec: 1-9-76

20



FAS VICE	
DATE	TIME
BY	FOR
REMARKS	
INITIALS	

* Best
Copy
Available *

AR-WAR
State Form, 43533 (1-2001)

WARRANT FOR COLLECTION OF TAX
STATE OF INDIANA
DEPARTMENT OF REVENUE

Warrant Number: 30546753
Warrant Issue Date: 07/06/2022
Warrant Type: Original

County: Vigo
Notice Number: 00000000001

RICHARDSON ALLEN
2487 S 19TH ST
TERRE HAUTE, IN 47802-3384

Taxpayer SSN: ***_**_****
Joint SSN: ***_**_****
Form Number: IT-40
DLN:
Liability Period: 12/31/2021
Tax Type: IND - Individual Income

Joint/DBA:

VIGO COUNTY CLERK
VIGO COUNTY CLERK
33 S 3RD ST
TERRE HAUTE, IN 47807-3425

FILING DATE	DOCKET	PAGE NBR
07/07/2022	02022	00188

STATEMENT OF AMOUNT DUE

Interest Calculated Through: 07/06/2022

Daily interest rate: \$0.05

Amount Of Tax	\$570.00
Interest	\$4.03
Penalty	\$57.00
Collection Fee	\$106.41
Clerk Cost	\$0.00

Total to Collect	\$740.44
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REMITTANCE STATEMENT

NON EXECUTION EXPLANATION

THIS WARRANT MUST BE RETURNED TO:
INDIANA DEPARTMENT OF REVENUE
COLLECTION DIVISION
P.O BOX 595
INDIANAPOLIS, IN 46206-0595