



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00226	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	HOMER MILLER		
PROPERTY ADDRESS:	2020 N 850 W		
CITY, STATE AND COUNTY:	SHIPSHEWANA, INDIANA, LAGRANGE		

SEARCH INFORMATION

SEARCH DATE:	04/17/2024	EFFECTIVE DATE:	04/16/2024
NAME(S) SEARCHED:	HOMER MILLER		
ADDRESS/PARCEL SEARCHED:	2020 N 850 W, SHIPSHEWANA, INDIANA, 46565 / 44-05-10-300-014.001-014		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

HOMER L. MILLER AND LOVINA J. MILLER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LEROY L. MILLER AND ELIZABETH MILLER, HUSBAND AND WIFE
DATED DATE:	03/24/2015	GRANTEE:	HOMER L. MILLER AND LOVINA J. MILLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/26/2015
INSTRUMENT NO:	15030425		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF SHIPSHEWANA
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN LAGRANGE COUNTY, IN THE STATE OF INDIANA

LOT NUMBER ONE (1) IN LEROY MILLER SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 8 EAST, RECORDED IN PLAT BOOK 21, PAGE 56.

LaGrange County, IN

Summary

Parcel ID 44-05-10-300-014.001-014
Bill ID 004-10314-01
Reference # 0041031401
Property Address 2020 N 850 W
 Shpshewana, IN, 46565
Brief Legal Description LEROY MILLER SUB LOT 1 - 3.76 AC
 (Note: Not to be used on legal documents)
Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District Newbury Township
Tax Rate Code 977856 - ADV TAX RATE
Property Type 82 - Residential
Mortgage Co N/A
Last Change Date



Owners

Deeded Owner
 Miller, Homer L & Lovina J
 2020 N 850 W
 Shpshewana, IN 46565

Taxing District

County: LaGrange
Township: NEWBURY TOWNSHIP
State District: 014 NEWBURY TOWNSHIP
Local District: 014
School Corp: WESTVIEW
Neighborhood: 5046800-014 TOWNSHIP 1 ACRE BASE - NEWBURY

Site Description

Topography: Flat
Public Utilities: Electricity, Gas
Street or Road: Paved
Area Quality:
Parcel Acreage: 3.76

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$42,263.00	\$42,263.00	\$42,263.00	0%	\$42,260.00
Legal Ditch		0	0	0.0840	\$1,900.00	\$1,900.00	\$159.60	(100%)	\$0.00
Tillable Cropland	ED	0	0	0.8940	\$1,900.00	\$950.00	\$849.30	0%	\$850.00
Tillable Cropland	GF	0	0	1.3680	\$1,900.00	\$1,938.00	\$2,651.18	0%	\$2,650.00
Residential Excess Acreage	GF	0	0	0.4140	\$15,000.00	\$15,000.00	\$6,210.00	0%	\$6,210.00

Residential

Description	Single-Family R 01
Story Height	1
Style	15 1 Story 1990-1999
Finished Area	2736
# Fireplaces	0
Heat Type	No Heat, Gravity
Air Cond	0
Bedrooms	3
Living Rooms:	0
Dining Rooms:	1
Family Rooms:	0
Finished Rooms:	8
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	2736	2736
B		2736	0

Features	Area
Porch, Enclosed Frame	160
Wood Deck	144

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C-1	1993	1993	A	1.01	2736	1.76	1
Barn, Pole (T3) 32X50	100	C	1993	1993	A	1.01	1600	1.76	1
Feed Lot C-only 8x48	100	C	1993	1993	A	1.01	384	1.76	1
Feed Lot CF-only 8x50	100	C	2003	2003	A	1.01	400	1.76	1
Barn, Pole (T3) 12x32	100	C	2015	2015	A	1.01	384	1.76	1
Feed Lot C ONLY	100	C	2015	2015	A	1.01	96	1.76	1
Utility Shed 8x10	100	D	2010	2010	A	1.01	80	1.76	1
Utility Shed 8x12	100	D	2010	2010	A	1.01	96	1.76	1

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
3/25/2015	MILLER, HOMER L & LOVINA J	15-03-0425		\$125,000.00
	MILLER, LEROY L & ELIZABETH			\$0.00

Transfers (LOW)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/25/2015	Miller, Leroy L & Elizabeth	Warranty Deed			15-03-0425

Valuation

Assessment Year	2023	2022	2021	2021 (2)	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/6/2023	4/6/2022	6/28/2021	4/11/2021	4/6/2020
Land	\$52,000	\$45,600	\$73,600	\$73,600	\$70,400
Land Res (1)	\$42,300	\$36,800	\$35,000	\$35,000	\$34,000
Land Non Res (2)	\$3,500	\$2,800	\$0	\$0	\$0
Land Non Res (3)	\$6,200	\$6,000	\$38,600	\$38,600	\$36,400
Improvement	\$310,600	\$276,000	\$227,800	\$227,800	\$229,200
Imp Res (1)	\$288,100	\$253,200	\$208,700	\$208,700	\$210,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$22,500	\$22,800	\$19,100	\$19,100	\$19,100
Total	\$362,600	\$321,600	\$301,400	\$301,400	\$299,600
Total Res (1)	\$330,400	\$290,000	\$243,700	\$243,700	\$244,100
Total Non Res (2)	\$3,500	\$2,800	\$0	\$0	\$0
Total Non Res (3)	\$28,700	\$28,800	\$57,700	\$57,700	\$55,500

Deductions

Type	Description	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Homestead	Standard Hmst	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HS	\$112,960.00	\$85,750.00	\$69,545.00	\$69,685.00	\$65,625.00

Tax History

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.

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$973.88	\$929.74	\$990.67	\$987.26	\$938.98
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$973.88	\$929.74	\$990.67	\$987.26	\$938.98
+ 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	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	103-#5 Sarah Davis MI - \$0.00	103-#5 Sarah Davis MI - \$0.00	103-#5 Sarah Davis MI - \$0.00	103-#5 Sarah Davis MI - \$10.00	103-#5 Sarah Davis MI - \$10.00
	#5 Sarah Davis MI - \$10.00	#5 Sarah Davis MI - \$10.00	#5 Sarah Davis MI - \$10.00		
+ 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
LIT Credits	\$317.48	\$233.75	\$197.20	\$229.87	\$226.16
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	\$1,957.76	\$1,869.48	\$1,991.34	\$1,984.52	\$1,887.96
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$1,869.48)	(\$1,991.34)	(\$1,984.52)	(\$1,887.96)
= Total Due	\$1,957.76	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024			\$0.00
2022 Pay 2023	1639057	4/24/2023	\$939.74
2022 Pay 2023	1639058	4/24/2023	\$929.74
2021 Pay 2022	1590975	4/20/2022	\$1,991.34
2020 Pay 2021	1546243	4/20/2021	\$1,984.52
2019 Pay 2020	1519985	5/11/2020	\$1,887.96
2018 Pay 2019	1479854	9/6/2019	\$903.72
2018 Pay 2019	1473371	5/10/2019	\$913.72
2017 Pay 2018	1438621	11/2/2018	\$859.74
2017 Pay 2018	1416233	5/3/2018	\$869.74
2016 Pay 2017	1403296	11/13/2017	\$780.54
2016 Pay 2017	1384865	5/10/2017	\$790.54

Photos





Property Record Card

[2022 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

Tax Estimator

[Link to DLGF Tax Estimator](#)

No data available for the following modules: Homestead Allocations, Tax History MH.

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Contact Us



DUPLICATE FOR TAXATION
SUBJECT TO FINAL
ACCEPTANCE FOR TRANSFER:

MAR 25 2015

LAGRANGE COUNTY AUDITOR



* 1 5 0 3 0 4 2 5 2 *

15030425

JENNIFER HCBRIDE
LAGRANGE COUNTY RECORDER
RECORDED ON
03/26/2015 08:12:07AM
PAGES: 2

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail tax bills to:

2125 N. 500 W
Shippshewana, IN 46385

WARRANTY DEED

THIS INDENTURE WITNESSETH, That LeRoy L. Miller and Elizabeth Miller, husband and wife, of LaGrange County in the State of Indiana ("Grantors")

CONVEY AND WARRANT TO Homer L. Miller and Lovina J. Miller, husband and wife, of LaGrange County in the State of Indiana ("Grantees")

In consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LaGrange County, in the State of Indiana:

(See Attached Exhibit "A")

Dated this 24 day of March, 2015

LeRoy L. Miller
LeRoy L. Miller

Elizabeth Miller
Elizabeth Miller

STATE OF INDIANA COUNTY OF LAGRANGE, SS:

Before me, the undersigned, a Notary Public in and for said county and State, this 24 day of March, 2015, personally appeared: LeRoy L. Miller and Elizabeth Miller, husband and wife, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal



OFFICIAL SEAL
MARIANNE RANSBURG
NOTARY PUBLIC-INDIANA
LAGRANGE COUNTY
My Comm. Expires 11-7-2017

[Signature]
Notary Public
Resident of _____ Co., IN
Commission Expires: _____

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. Bill D. Eberhard, Jr.

Prepared by: Bill D. Eberhard, Jr., Attorney at Law, Eberhard & Weimer, P.C., 115 South Detroit Street, LaGrange, IN 46761, (260) 463-7154

Mail tax bills to: 2125 N 500 W Shippshewana IN 46385

IMAGE/COPYRIGHT PROPERTY OF LAGRANGE COUNTY, INDIANA

IMAGE/COPY PROPERTY OF LAGRANGE, INDR
EAS
FOR RESALE IC 36-2-7-10

LEGAL DESCRIPTION
Exhibit "A"

Lot Number One (1) in Leroy Miller Subdivision, located in the Southwest Quarter of Section 10, Township 37 North, Range 8 East, recorded in Plat Book 21, page 56.

Subject to all easements, assessments, highways, restrictions, and other limitations of record, or claims of easements not shown by the public records.

Subject to taxes prorated to date of closing.

Subject to easements, restrictions and building set back lines as set out in Leroy Miller Subdivision, recorded in Plat Book 21, Page 56.

Subject to Ingress/Egress easement over the East fifty (50) feet of Lot 1 for access to Lot 2 in the Leroy Miller Subdivision as recorded in Plat Book 21, page 56.

Subject to Seventy-five (75) foot ditch maintenance easement from top bank of ditch running along East property line.

76-3-183

Duly entered for taxation this 22 day of March 19 76

Received for record this 22 day of March 19 76 at 9 o'clock A. M. and recorded in Book No. Page

Auditor's fee \$

Warranty Deed

Auditor Delores E. Ward of LaGrange County

THIS INDENTURE WITNESSETH:

Recorder Louis J. Endrey of LaGrange County

That Glen C. Bowman and Mary E. Bowman, husband and wife

of LaGrange County, in the State of Indiana
CONVEY AND WARRANT to LeRoy L. Miller and Elizabeth Miller, husband and wife
whose mailing address is R. # 2, Shipshewana

of LaGrange County, in the State of Indiana
for the sum of ---- One and no/100ths Dollars AND Other Valuable Consideration ---
the receipt whereof is hereby acknowledged, the following described Real Estate in LaGrange County in the State of Indiana, to-wit:

Commencing at a point six hundred (600) feet West of the Southeast corner of the West half of the Northwest quarter of Section Ten (10), Township Thirty-seven (37) North, Range Eight (8) East; running thence North four hundred seventeen and seventy-eight hundredths (417.78) feet to the South line of the New York Central Railroad right of way, thence West one hundred ninety ^{two} (192) feet, thence Southwesterly four hundred thirty eight and one half (438.5) feet to the quarter section line at a point three hundred ninety (390) feet of the place of beginning, thence East to the place of beginning. Said tract containing 2.8 acres more or less.

Grantors agree to pay the 1975 taxes due and payable in 1976. Taxes for 1976 due and payable in 1977 shall be pro-rated and thereafter the grantees assume and agree to pay all taxes becoming due during their term of ownership.

This conveyance covers land subdivided prior to August 15, 1973.

IN WITNESS WHEREOF, The said grantors above named have hereunto set their hands and seals, this 20 day of March, 19 76.

(Seal) Glen C. Bowman (Seal)
Glen C. Bowman
(Seal) Mary E. Bowman (Seal)
Mary E. Bowman
(Seal) Mary E. Bowman (Seal)
Mary E. Bowman

STATE OF INDIANA, LaGrange COUNTY, ss:

Before me, the undersigned, a Notary Public, in and for said County and State, this 20 day of March, A.D. 19 76, personally appeared the within named

Glen C. Bowman and Mary E. Bowman, husband and wife

who have acknowledged the execution of the same to be their voluntary act and deed. WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Commission Expires 5/8/77 19

Gerald W. Fisher
Gerald W. Fisher Notary Public

This instrument prepared by Gerald W. Fisher, Attorney

PROPERTY OF LAGRANGE, IN. FOR LICENSEE ONLY. NOT FOR RESALE



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/03/2024	12/29/2023	202400031	MISCELLA...	MILLER HOMER E (LIFE...		GRANTEE
07/29/2022	06/23/2022	202205074	EASEMENT	MILLER HOMER LEE (TR...		GRANTOR
04/12/2022	04/05/2022	202202371	RELEASE	MILLER HOMER E		MORTGAGEE
03/30/2022	03/17/2022	202202088	WARRANTY...	MILLER HOMER E		GRANTOR
05/13/2021	04/26/2021	202103271	DEED IN ...	MILLER HOMER LEE		GRANTOR
05/13/2021	04/26/2021	202103271	DEED IN ...	MILLER HOMER LEE (LI...		GRANTEE
05/13/2021	04/26/2021	202103271	DEED IN ...	MILLER HOMER LEE TRU...		GRANTEE
09/11/2019	09/11/2019	19090197	RELEASE	MILLER HOMER L		MORTGAGEE
08/20/2019	08/15/2019	19080340	MORTGAGE	MILLER HOMER L		MORTGAGOR
02/06/2019	02/05/2019	19020155	MORTGAGE...	MILLER HOMER L		GRANTOR
11/29/2018	11/02/2018	18110555	MORTGAGE	MILLER HOMER O		MORTGAGOR
09/01/2016	08/30/2016	16090016	AFFIDAVI...	MILLER HOMER LEE		GRANTOR
05/09/2016	05/03/2016	16050126	MORTGAGE...	MILLER HOMER E		MORTGAGOR
11/16/2015	11/06/2015	15110279	MORTGAGE	MILLER HOMER L		MORTGAGOR
04/02/2015	03/16/2015	15040026	RELEASE	MILLER HOMER L		MORTGAGEE



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/26/2015	03/24/2015	15030425	WARRANTY...	MILLER HOMER L		GRANTEE
03/10/2015	03/04/2015	15030144	WARRANTY...	MILLER HOMER L		GRANTOR
04/29/2013	04/19/2013	13040455	AFFIDAVI...	MILLER HOMER E		GRANTEE
04/29/2013	04/19/2013	13040455	AFFIDAVI...	MILLER HOMER E		GRANTOR
12/29/2010	12/24/2010	10120650	RELEASE	MILLER HOMER LEE		MORTGAGEE
10/26/2010	10/18/2010	10100457	RELEASE	MILLER HOMER LEE		MORTGAGEE
10/13/2010	09/13/2010	10100208	WARRANTY...	MILLER HOMER LEE		GRANTOR
09/21/2010	09/15/2010	10090355	WARRANTY...	MILLER HOMER LEE		GRANTEE
10/29/2009	10/23/2009	09100447	MORTGAGE...	MILLER HOMER O		MORTGAGOR
05/30/2008	05/12/2008	08050752	QUIT CLA...	MILLER HOMER LEE		GRANTOR
08/31/2006	08/24/2006	06080806	MORTGAGE	MILLER HOMER O		MORTGAGOR
08/31/2006	08/24/2006	06080805	WARRANTY...	MILLER HOMER O		GRANTEE
06/08/2006	05/30/2006	06060244	RELEASE	MILLER HOMER LEE		MORTGAGEE
05/24/2006	05/17/2006	06050554	MORTGAGE	MILLER HOMER LEE		MORTGAGOR
12/27/2005	12/16/2005	05120608	MORTGAGE	MILLER HOMER E		MORTGAGOR



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/18/1994	01/03/1994	94010362	WARRANTY...	MILLER LEROY L		GRANTEE
09/13/1993	09/04/1993	93090206	MORTGAGE	MILLER LEROY L		MORTGAGOR
09/13/1993	06/22/1993	93090205	WARRANTY...	MILLER LEROY L		GRANTEE
04/27/1993	04/26/1993	93040470	WARRANTY...	MILLER LEROY L		GRANTOR
03/24/1993	03/04/1993	93030324	LAND CON...	MILLER LEROY L		GRANTEE
10/19/1992	10/17/1992	92100285	MORTGAGE	MILLER LEROY L		MORTGAGOR
10/19/1992	10/17/1992	92100284	WARRANTY...	MILLER LEROY L		GRANTEE
09/03/1992	09/01/1992	92090056	RELEASE	MILLER LEROY L		MORTGAGEE
06/15/1987	06/12/1987	87060238	RELEASE	MILLER LEROY L		MORTGAGEE
05/26/1987	05/18/1987	87050405	MORTGAGE	MILLER LEROY L		MORTGAGOR
09/14/1983	09/13/1983	83090146	RELEASE	MILLER LEROY L		MORTGAGEE
06/13/1983	06/02/1983	83060133	MORTGAGE	MILLER LEROY L		MORTGAGOR
06/13/1983	06/09/1983	83060132	RELEASE	MILLER LEROY L		MORTGAGEE
03/22/1978	03/20/1976	76030183	WARRANTY...	MILLER LEROY L		GRANTEE
01/06/1978	01/03/1978	78010064	MORTGAGE	MILLER LEROY L		MORTGAGOR



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/19/2018	02/16/2018	18020326	MORTGAGE	MILLER LEROY L		MORTGAGOR
02/19/2018	02/12/2018	18020325	WARRANTY...	MILLER LEROY L		GRANTEE
08/21/2017	08/08/2017	17080392	MORTGAGE	MILLER LEROY L		MORTGAGOR
08/07/2017	08/07/2017	17080133	RELEASE	MILLER LEROY L		MORTGAGEE
08/07/2017	07/31/2017	17080114	RELEASE	MILLER LEROY L		MORTGAGEE
06/23/2017	06/16/2017	17060536	RELEASE	MILLER LEROY L		MORTGAGEE
06/06/2017	06/02/2017	17060110	WARRANTY...	MILLER LEROY L		GRANTOR
05/16/2017	05/04/2017	17050307	PLAT	MILLER LEROY L		GRANTOR
05/02/2017	03/24/2017	17050058	MORTGAGE	MILLER LEROY L		MORTGAGOR
04/22/2015	04/08/2015	15040349	RELEASE	MILLER LEROY L		MORTGAGEE
03/26/2015	03/24/2015	15030425	WARRANTY...	MILLER LEROY L		GRANTOR
04/14/2014	03/05/2014	14040197	RELEASE	MILLER LEROY L		MORTGAGEE
02/20/2014	02/11/2014	14020259	MORTGAGE	MILLER LEROY L		MORTGAGOR
02/20/2014	02/18/2014	14020258	RELEASE	MILLER LEROY L		MORTGAGEE
02/20/2014	02/18/2014	14020257	RELEASE	MILLER LEROY L		MORTGAGEE

