



**Legal and Vesting  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	INCU-0084	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	WILLIAM ROBERTS		
PROPERTY ADDRESS:	9845 E 700 S, WOLCOTTVILLE, IN, 46795		
CITY, STATE AND COUNTY:	WOLCOTTVILLE, INDIANA (IN) AND LAGRANGE		

**SEARCH INFORMATION**

SEARCH DATE:	10/25/2023	EFFECTIVE DATE:	10/24/2023
NAME(S) SEARCHED:	WILLIAM ROBERTS		
ADDRESS/PARCEL SEARCHED:	9845 E 700 S, WOLCOTTVILLE, IN, 46795/44-09-27-400-000.001-013		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

WILLIAM ROBERTS AND MICHELLE ROBERTS, HUSBAND AND WIFE
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COMMENTS:	
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**VESTING DEED**

DEED TYPE:	SPECIAL WARRANTY DEED	GRANTOR:	U.S BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8
DATED DATE:	08/16/2011	GRANTEE:	WILLIAM ROBERTS AND MICHELLE ROBERTS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/28/2011
INSTRUMENT NO:	11120594		
COMMENTS:			

**FOR PREAMBLE**

CITY/TOWNSHIP/PARISH:	CITY OF WOLCOTTVILLE
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**ADDITIONAL NOTES**

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**LEGAL DESCRIPTION**

LOT NUMBER ONE (1) IN LEAS ACRES, RECORDED IN PLAT BOOK 5, PAGE 89 AND LOCATED IN SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST.

# LaGrange County, IN

## Summary

Parcel ID 44-09-27-400-000.001-013  
 Bill ID 011-27400-01  
 Reference # 0112740001  
 Property Address 9845 E 700 S  
 Wolcottville, IN, 46795  
 Brief Legal Description LEAS ACRES LOT 1 LOC. 9845 E 700 S  
 (Note: Not to be used on legal documents)  
 Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT  
 Tax District Milford Township  
 Tax Rate Code 977854 - ADV TAX RATE  
 Property Type 82 - Residential  
 Mortgage Co 128 - WELLS FARGO RE TAX LLC  
 Last Change Date 2/19/2013



## Owners

Deeded Owner  
 Roberts, William & Michelle  
 9845 E 700 S  
 Wolcottville, IN 46795

## Taxing District

County: LaGrange  
 Township: MILFORD TOWNSHIP  
 State District: 013 MILFORD TOWNSHIP  
 Local District: 013  
 School Corp: PRAIRIE HEIGHTS COMMUNITY  
 Neighborhood: 9953300-013 Milford Township Base

## Site Description

Topography: Flat  
 Public Utilities: Electricity  
 Street or Road: Paved  
 Area Quality:  
 Parcel Acreage: 2

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$24,971.00	\$24,971.00	\$24,971.00	\$0.00	\$24,970.00
Residential Excess Acreage		0	0	0.860000	\$7,000.00	\$7,000.00	\$6,020.00	\$0.00	\$6,020.00
Road Right of Way	HDB	0	0	0.100000	\$1,900.00	\$1,463.00	\$146.30	(\$100.00)	\$0.00
Road Right of Way	RB	0	0	0.040000	\$1,900.00	\$2,432.00	\$97.28	(\$100.00)	\$0.00

## Residential

Description Single-Family R 01  
 Story Height 2  
 Style  
 Finished Area 2204  
 # Fireplaces 1  
 Heat Type Central Warm Air  
 Air Cond 2204  
 Bedrooms 3  
 Living Rooms: 0  
 Dining Rooms: 0  
 Family Rooms: 0  
 Finished Rooms: 13  
 Full Baths 2  
 Full Bath Fixtures 6  
 Half Baths 1  
 Half Bath Fixtures 2  
 Kitchen Sinks 1  
 Water Heaters 1  
 Add Fixtures 0

Floor	Construction	Base	Finish
1	2/6 Masonry	1430	1430
2	2/6 Masonry	774	774
B		774	0
C		656	0

Features	Area
Porch, Enclosed Frame	312
Porch, Enclosed Frame	54
Stoop, Masonry	84

## Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C	1900	1970	A	1.01	2204	1.83	1
Detached Garage 34X50	100	D	1977	1977	A	1.01	1700	1.83	1
Utility Shed 5X8	100	C	1900	1900	A	1.01	40	1.83	1

## Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
12/27/2011	ROBERTS, WILLIAM & MICHELLE	11-12-0594		\$100,199.00
7/29/2010	US BANK NA	10-07-0740		\$165,000.00
8/31/2004	NEELEY, CARLYLE & SUZANNE L ROWE, MICHAEL E & MONICA M	04-09-0004		\$230,000.00 \$0.00

## Transfers (LOW)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/27/2011	US Bank NA	Special Warranty Deed			11-12-0594
7/29/2010	Neeley, Carlyle & Suzanne L	Sheriff's Deed			10-07-0740

## Valuation

Assessment Year	2023	2022	2021	2020	2019
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/10/2023	4/6/2022	4/11/2021	4/6/2020	4/15/2019
Land	\$31,000	\$26,900	\$22,400	\$21,700	\$22,300
Land Res (1)	\$25,000	\$21,300	\$18,600	\$18,000	\$18,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2023	2022	2021	2020	2019
Land Non Res (3)	\$6,000	\$5,600	\$3,800	\$3,700	\$4,300
Improvement	\$226,000	\$203,500	\$177,500	\$172,900	\$164,700
Imp Res (1)	\$225,800	\$203,300	\$177,300	\$172,700	\$164,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
<b>Total</b>	<b>\$257,000</b>	<b>\$230,400</b>	<b>\$199,900</b>	<b>\$194,600</b>	<b>\$187,000</b>
Total Res (1)	\$250,800	\$224,600	\$195,900	\$190,700	\$182,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$6,200	\$5,800	\$4,000	\$3,900	\$4,500

**Deductions**

Type	Description	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Mortgage	Mortgage	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Homestead	Standard Hmst	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HS	\$62,860.00	\$52,815.00	\$50,995.00	\$48,125.00	\$43,505.00	\$40,880.00

**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.*

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$532.75	\$480.92	\$472.92	\$448.52	\$422.74	\$327.80
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$532.75	\$480.92	\$472.92	\$448.52	\$422.74	\$327.80
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	137-# 56-F.Bassett - \$0.00	137-# 56-F.Bassett - \$0.00	137-# 56-F.Bassett - \$0.00	137-# 56-F.Bassett - \$0.00	137-# 56-F.Bassett - \$0.00	137-# 56-F.Bassett - \$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$175.92	\$151.98	\$175.33	\$174.46	\$143.03	\$116.51
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$1,065.50</b>	<b>\$961.84</b>	<b>\$945.84</b>	<b>\$897.04</b>	<b>\$845.48</b>	<b>\$655.60</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$532.75)	(\$961.84)	(\$945.84)	(\$897.04)	(\$845.48)	(\$655.60)
<b>= Total Due</b>	<b>\$532.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Payments**

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1642649	4/26/2023	\$532.75
2021 Pay 2022	1621034	11/4/2022	\$480.92
2021 Pay 2022	1602900	5/5/2022	\$480.92
2020 Pay 2021	1581246	11/9/2021	\$472.92
2020 Pay 2021	1557504	5/4/2021	\$472.92
2019 Pay 2020	1530980	11/5/2020	\$448.52
2019 Pay 2020	1506925	5/4/2020	\$448.52
2018 Pay 2019	1485454	11/4/2019	\$422.74
2018 Pay 2019	1466809	5/6/2019	\$422.74
2017 Pay 2018	1438353	11/2/2018	\$327.80
2017 Pay 2018	1421681	5/9/2018	\$327.80
2016 Pay 2017	1392057	10/31/2017	\$295.82
2016 Pay 2017	1368349	5/2/2017	\$295.82
2015 Pay 2016	1348011	11/3/2016	\$273.11
2015 Pay 2016	1322385	4/26/2016	\$273.11

**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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 Last Data Upload: 25/10/2023, 12:03:55

Contact Us



DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL  
ACCEPTANCE FOR TRANSFER:

DEC 27 2011

LAGRANGE COUNTY AUDITOR



11120594

SHARON E. SHILTZ  
LAGRANGE COUNTY RECORDER  
RECORDED ON  
12/28/2011 08:38:13AM  
PAGES: 2

IMAGE/COPY PROPERTY OF LAGRANGE, IN. FOR LICENSEE ONLY. NOT FOR RESALE IC 36-27-1

### SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8 (Grantor), CONVEYS AND SPECIALLY WARRANTS to WILLIAM ROBERTS AND MICHELE ROBERTS, husband and wife (Grantee), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in LaGrange County, State of Indiana, to-wit:

LOT NUMBER ONE (1) IN LEAS ACRES, RECORDED IN PLAT BOOK 5, PAGE 89 AND LOCATED IN SECTION 27, TOWNSHIP 36 NORTH, RANGE 11 EAST

Common Address 9845 East 700 South, Wolcottville, Indiana, 46795  
Parcel ID No. 440927400000001000

Grantee takes subject to taxes assessed in 2010, payable in 2011, and taxes assessed and payable hereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected officer of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed, that Grantor, through its Attorney-in-Fact, and/or through its duly elected officer, has full capacity to convey said real estate, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 16th day of August, 2011.

U.S. BANK N.A., IN ITS CAPACITY AS TRUSTEE FOR REGISTERED HOLDERS OF HOME EQUITY ASSET TRUST 2004-8, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8, BY OCWEN LOAN SERVICING, LLC AS ATTORNEY-IN-FACT (GRANTOR)



By \_\_\_\_\_  
Title Robert Kattenbach, Senior Manager  
Of Ocwen Loan Servicing, LLC, as Attorney-in-Fact, 12001 Science Drive, Suite 110B, Orlando, FL 32826

POA Recorded 12 / 28 / 2011 as Instrument 11120593

IMAGE/COPY PROPERTY OF LAGRANGE, IN. FOR LICENSEE ONLY. NOT FOR RESALE. EIC 36-2-7-10

STATE OF FLORIDA )

COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 16th day of August, 2011, by Robert Kaltenbach, the Senior Manager (title) of Ocwen Loan Servicing, LLC, as Attorney-in-Fact for US Bank N.A., in its capacity as Trustee for registered holders of Home Equity Asset Trust 2004-8, Home Equity Pass-Through Certificates, Series 2004-8, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did / did not take an oath



NOTARY PUBLIC, a resident of Orange County, State of Florida

MY COMMISSION EXPIRES

8/25/2013



PLEASE PRINT Christine Figueroa

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

Return Deed To 2502 Summit Blvd  
Premium Title Services Suite 600, Atlanta GA 30319  
Send Tax Bills To Will + Michelle Roberts, 9845 East 700 South, Wolcottville  
IN, 46795  
Address of Grantee Same as above

Prepared by Michael D. Austin, Attorney at Law (#2485-48), Hulse, Lacey, Hardacie, Austin, Sams & Childers, P.C., 911 Meidian Street, P.O. Box 1448, Anderson, Indiana, 46015, Tel (765) 649-3434 / Fax (765) 641-1317

DataSource: LaGrange, IN

Criteria: Party Name = ROBERTS WILLIAM

Last Indexed Date: 10/24/2023

Last Verified Date: 10/24/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/07/2022	10/06/2022	202206545	RELEASE	ROBERTS WILLIAM JR		MORTGAGEE
09/23/2022	09/23/2022	202206298	RELEASE	ROBERTS WILLIAM M JR		MORTGAGEE
09/09/2022	09/07/2022	202205998	WARRANTY...	ROBERTS WILLIAM M		GRANTOR
04/01/2021	10/24/2020	202102189	MORTGAGE	ROBERTS WILLIAM JR		MORTGAGOR
12/26/2018	12/20/2018	18120545	RELEASE	ROBERTS WILLIAM		MORTGAGEE
12/10/2018	12/05/2018	18120151	MORTGAGE	ROBERTS WILLIAM		MORTGAGOR
09/11/2018	09/05/2018	18090171	MORTGAGE	ROBERTS WILLIAM		MORTGAGOR
09/11/2018	09/05/2018	18090170	WARRANTY...	ROBERTS WILLIAM		GRANTEE
07/17/2017	07/12/2017	17070218	MORTGAGE	ROBERTS WILLIAM		MORTGAGOR
01/16/2015	01/07/2015	15010354	SEWER LI...	ROBERTS WILLIAM M		GRANTEE
01/16/2015	01/07/2015	15010304	SEWER LI...	ROBERTS WILLIAM M		GRANTEE
09/26/2014	09/25/2014	14090528	SEWER LI...	ROBERTS WILLIAM M		GRANTOR
06/25/2014	06/25/2014	14060518	SEWER LI...	ROBERTS WILLIAM M		GRANTOR
01/22/2013	01/15/2013	13010488	QUIT CLA...	ROBERTS WILLIAM		GRANTOR
12/28/2011	09/09/2011	11120595	MORTGAGE	ROBERTS WILLIAM M		MORTGAGOR

Results found: 77

Displaying page: 1 of 6





DataSource: LaGrange, IN

Criteria: Party Name = ROBERTS WILLIAM

Last Indexed Date: 10/24/2023

Last Verified Date: 10/24/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/28/2011	08/16/2011	11120594	WARRANTY...	ROBERTS WILLIAM		GRANTEE
08/12/2010	07/20/2010	10080214	WARRANTY...	ROBERTS WILLIAM		GRANTEE
01/04/2010	12/29/2009	10010026	RELEASE	ROBERTS WILLIAM M JR		MORTGAGEE
12/23/2009	12/22/2009	09120338	SEWER LI...	ROBERTS WILLIAM M		GRANTEE
12/18/2009	12/09/2009	09120274	MORTGAGE	ROBERTS WILLIAM M JR		MORTGAGOR
02/19/2009	12/30/2008	09020463	SEWER LI...	ROBERTS WILLIAM M		GRANTEE
12/27/2007	12/26/2007	07120507	SEWER LI...	ROBERTS WILLIAM M		GRANTOR
09/27/2007	09/26/2007	07090521	SEWER LI...	ROBERTS WILLIAM M		GRANTOR
08/10/2006	08/07/2006	06080263	SEWER LI...	ROBERTS WILLIAM M		GRANTEE
03/14/2006	01/04/2006	06030358	MORTGAGE...	ROBERTS WILLIAM M JR		MORTGAGOR
02/02/2006	01/26/2006	06020029	RELEASE	ROBERTS WILLIAM M		MORTGAGEE
01/19/2006	01/04/2006	06010259	MORTGAGE	ROBERTS WILLIAM M JR		MORTGAGOR
12/16/2005	12/15/2005	05120391	SEWER LI...	ROBERTS WILLIAM M		GRANTOR
02/11/2005	02/08/2005	05020252	GENERAL ...	ROBERTS WILLIAM M		GRANTEE
10/15/2004	07/29/2004	04100340	WARRANTY...	ROBERTS WILLIAM B.M.		GRANTOR

Results found: 77



Displaying page: 2 of 6