



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00405	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KENNETH MILLER		
PROPERTY ADDRESS:	7290 W 200 N, SHIPSEWANA, IN 46565		
CITY, STATE AND COUNTY:	SHIPSEWANA, INDIANA(IN) AND LAGRANGE		

### SEARCH INFORMATION

SEARCH DATE:	06/20/2024	EFFECTIVE DATE:	06/19/2024
NAME(S) SEARCHED:	KENNETH MILLER, KAYLENE MILLER, LAVERN MILLER AND RUTH MILLER		
ADDRESS/PARCEL SEARCHED:	7290 W 200 N, SHIPSEWANA, IN 46565/44-05-14-200-001.001-014		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

KENNETH L. MILLER AND KAYLENE JO MILLER, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LAVERN L. MILLER AND RUTH ANN MILLER, HUSBAND AND WIFE
DATED DATE:	07/31/2018	GRANTEE:	KENNETH L. MILLER AND KAYLENE JO MILLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/07/2018
INSTRUMENT NO:	18080111		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF SHIPSEWANA
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### ADDITIONAL NOTES

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### LEGAL DESCRIPTION

FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS THEREON IN LAGRANGE COUNTY. IN THE STATE OF INDIANA, TO-WIT:

LOT NUMBER ONE (1) IN LAVERN & RUTH MILLER SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 8 EAST, RECORDED IN PLAT BOOK 31, PAGE 35 OF THE RECORDS OF THE RECORDER OF LAGRANGE COUNTY, INDIANA.

TOGETHER WITH 50 FOOT INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT A HARRISON MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 8 EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 710.70 FEET TO A SURVEY MARK SPIKE AT THE BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 50.00 FEET TO A SURVEY MARK SPIKE; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.29 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 169.72 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1118.90 FEET TO A REBAR

CAP (JUSTICE 900004); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1098.20 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 169.72 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

LaGrange County, IN

Summary

Parcel ID	44-05-14-200-001.001-014
Bill ID	44-05-14-200-001.001-014
Reference #	0041420100
Property Address	7290 W 200 N
	Shipshewana, IN, 46565
Brief Legal Description	LAVERN & RUTH MILLER SUB LOT 1 4.50 AC (Note: Not to be used on legal documents)
Class	AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District	Newbury Township
Tax Rate Code	977856 - ADV TAX RATE
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	



Owners

Deeded Owner  
Miller, Kenneth L & Kaylene Jo  
7290 W 200 N  
Shipshewana, 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:	Rolling
Public Utilities:	Electricity
Street or Road:	Paved
Area Quality:	
Parcel Acreage:	4.5

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1	\$43,531.00	\$43,531.00	\$43,531.00	0%	\$43,530.00
Tillable Cropland	OSA	0	0	3.320000	\$2,280.00	\$1,368.00	\$4,541.76	0%	\$4,540.00
Road Right of Way	OSA	0	0	0.180000	\$2,280.00	\$1,368.00	\$246.24	(100%)	\$0.00

Residential

Description	Single-Family
Story Height	1
Style	17 1 Story 2010-2019
Finished Area	1944
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1944	1944
S		1944	0

Features	Area
Canopy, Roof Extension	496
Patio, Concrete	496

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D+1	2018	2018	A	1.01	1944	1.94	1
Barn, Bank & Flat (T2) 35x39	100	C	2018	2018	A	1.01	1365	1.94	1
Detached Garage 28x35	100	C	2018	2018	A	1.01	980	1.94	1
Barn, Pole (T3) 10x12	100	C	2018	2018	A	1.01	0	1.94	1
Feed Lot C/CF 8x67	100	C	2020	2020	A	1.01	1072	1.94	1
Utility Shed 10x10	100	C	2018	2018	A	1.01	100	1.94	1
Utility Shed 8x12	100	C	2018	2018	A	1.01	96	1.94	1

## Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
8/7/2018	MILLER, KENNETH L & KAYLENE JO	18-08-0111		\$141,136.00
6/27/2012	MILLER, LAVERN L & RUTH ANN	12-06-0501		\$0.00
6/3/1994	MILLER, LAVERN L & RUTH ANN			\$0.00
	HOCHSTETLER,LEWIS/ELIZABETH SOLD 8.3			\$0.00

## Transfers (LOW)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
8/7/2018	Miller, Lavern L & Ruth Ann	Warranty Deed			18-08-0111
7/6/2018			31	35	18-07-0112

## Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/1/2024	4/6/2023	4/6/2022	4/11/2021	4/6/2020
Land	\$48,000	\$46,100	\$39,800	\$37,600	\$36,600
Land Res (1)	\$43,500	\$42,300	\$36,800	\$35,000	\$34,000
Land Non Res (2)	\$4,500	\$3,800	\$3,000	\$2,600	\$2,600
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$281,900	\$264,000	\$245,100	\$212,600	\$213,700
Imp Res (1)	\$218,100	\$200,000	\$177,600	\$154,200	\$155,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$63,800	\$64,000	\$67,500	\$58,400	\$58,400
Total	\$329,900	\$310,100	\$284,900	\$250,200	\$250,300
Total Res (1)	\$261,600	\$242,300	\$214,400	\$189,200	\$189,300
Total Non Res (2)	\$4,500	\$3,800	\$3,000	\$2,600	\$2,600
Total Non Res (3)	\$63,800	\$64,000	\$67,500	\$58,400	\$58,400

## 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	\$77,720.00	\$59,290.00	\$50,470.00	\$50,505.00	\$43,015.00

## 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	\$926.44	\$893.20	\$812.96	\$821.47	\$404.07
+ 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	\$926.44	\$893.20	\$812.96	\$821.47	\$404.07
+ 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	\$27.34	\$27.34	\$27.34	\$27.34	\$27.34
	103-#5 Sarah Davis MI - \$0.00 163-# 102-Dalman - \$0.00 #5 Sarah Davis MI - \$5.00 #102 Dalman - \$22.34	103-#5 Sarah Davis MI - \$0.00 163-# 102-Dalman - \$0.00 #5 Sarah Davis MI - \$5.00 #102 Dalman - \$22.34	103-#5 Sarah Davis MI - \$0.00 163-# 102-Dalman - \$0.00 #5 Sarah Davis MI - \$5.00 #102 Dalman - \$22.34	103-#5 Sarah Davis MI - \$5.00 163-# 102-Dalman - \$22.34	103-#5 Sarah Davis MI - \$5.00 163-# 102-Dalman - \$22.34
+ 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	\$218.44	\$161.63	\$143.11	\$166.60	\$148.24
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	\$1,880.22	\$1,813.74	\$1,653.26	\$1,670.28	\$835.48
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$942.61)	(\$1,813.74)	(\$1,653.26)	(\$1,670.28)	(\$835.48)
= Total Due	\$937.61	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1694717	4/25/2024	\$942.61
2022 Pay 2023	1634776	4/19/2023	\$909.37
2022 Pay 2023	1634777	4/19/2023	\$904.37
2021 Pay 2022	1594006	4/25/2022	\$1,653.26
2020 Pay 2021	1563889	5/10/2021	\$1,670.28
2019 Pay 2020	1507416	5/4/2020	\$417.74
2019 Pay 2020	1497047	4/15/2020	\$417.74
2018 Pay 2019	1453933	4/22/2019	\$27.34

Photos



Property Record Card

- [2024 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)
- [2022 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



DULY ENTERED FOR TAXATION  
 SUBJECT TO FINAL  
 ACCEPTANCE FOR TRANSFER:  
 08/07/2018 - MSD  
 KAY M. MYERS  
 LAGRANGE COUNTY AUDITOR

18080111  
 JENNIFER MCBRIDE  
 LAGRANGE COUNTY RECORDER  
 RECORDED AS PRESENTED  
 08/07/2018 11:04 AM  
 PAGES: 2

### WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **Lavern L. Miller and Ruth Ann Miller**, husband and wife, each over the age of eighteen (18) years ("Grantor"), of LaGrange County, in the State of Indiana, convey and warrant to **Kenneth L. Miller and Kaylene Jo Miller**, husband and wife, each over the age of eighteen (18) years ("Grantee"), of LaGrange County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described Real Estate and improvements thereon in LaGrange County, in the State of Indiana, to-wit:

See Exhibit "A" attached hereto.

SUBJECT TO current real estate taxes and all subsequent taxes.

ALSO SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

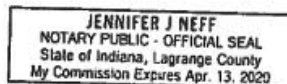
Dated this 31 day of July, 2018.

Lavern L. Miller  
 Lavern L. Miller

Ruth Ann Miller  
 Ruth Ann Miller

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF LaGrange )

Before me, a Notary Public in and for said County and State, on this 31 day of July, 2018, personally appeared Lavern L. Miller and Ruth Ann Miller, and acknowledged the execution of the above and foregoing Warranty Deed to be a voluntary act. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Jennifer J. Neff, Notary Public  
 Resident of \_\_\_\_\_ County, Indiana

My commission expires: \_\_\_\_\_  
 Commission number: \_\_\_\_\_

Mail Tax Bills To: 0965 n 850 W Shipshewana Len 46565  
 Grantee's Address: Same

This instrument was prepared by Kevin P. Bruns, Beers Malters Bucks & Salin, LLP, 108 W. Michigan Street, LaGrange, Indiana 46761.

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

Kevin P. Bruns, Printed Name  
 33X7460 - LTC

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

## Exhibit "A"

Lot Number One (1) in Lavern & Ruth Miller Subdivision, located in the Northeast Quarter of Section 14, Township 37 North, Range 8 East, recorded in Plat Book 31, page 35 of the records of the Recorder of LaGrange County, Indiana.

Together with 50 foot ingress/egress easement described as follows: Commencing at a Harrison monument marking the North Quarter corner of Section 14, Township 37 North, Range 8 East; thence North 90 degrees 00 minutes 00 seconds East, along the North line of said Northeast Quarter, a distance of 710.70 feet to a survey mark spike at the beginning of this description; thence continuing North 90 degrees 00 minutes 00 seconds East, along said line, a distance of 50.00 feet to a survey mark spike; thence South 00 degrees 00 minutes 00 seconds East, a distance of 79.29 feet to a rebar with cap (Justice 900004); thence South 45 degrees 00 minutes 00 seconds East, a distance of 169.72 feet to a rebar with cap (Justice 900004); thence South 00 degrees 00 minutes 00 seconds East, a distance of 1118.90 feet to a rebar cap (Justice 900004); thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet; thence North 00 degrees 00 minutes 00 seconds West, a distance of 1098.20 feet to a rebar with cap (Justice 900004); thence North 45 degrees 00 minutes 00 seconds West, a distance of 169.72 feet to a rebar with cap (Justice 900004); thence North 00 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to the point of beginning of this description.



DataSource: LaGrange, IN

Criteria: Party Name = MILLER KENNETH

Last Indexed Date: 06/19/2024

Recorded Date &gt;= 01/01/2011 and Recorded Date &lt;= 6/20/2024

Last Verified Date: 06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/15/2018	11/05/2018	18110258	QUIT CLA...	MILLER KENNETH S		GRANTEE
11/15/2018	11/05/2018	18110258	QUIT CLA...	MILLER KENNETH S		GRANTOR
08/30/2018	08/25/2018	18080701	RELEASE	MILLER KENNETH W		MORTGAGEE
08/30/2018	08/25/2018	18080700	RELEASE	MILLER KENNETH W		MORTGAGEE
08/24/2018	08/06/2018	18080564	LAND CON...	MILLER KENNETH D		GRANTEE
08/24/2018	08/06/2018	18080561	WARRANTY...	MILLER KENNETH D		GRANTOR
08/22/2018	08/22/2018	18080523	RELEASE	MILLER KENNETH L		MORTGAGEE
08/21/2018	08/14/2018	18080479	SUBORDIN...	MILLER KENNETH W		MORTGAGOR
08/20/2018	08/15/2018	18080450	MORTGAGE	MILLER KENNETH W		MORTGAGOR
08/20/2018	08/15/2018	18080449	MORTGAGE	MILLER KENNETH W		MORTGAGOR
08/17/2018	08/15/2018	18080422	RELEASE	MILLER KENNETH L		MORTGAGEE
08/16/2018	08/13/2018	18080399	RELEASE	MILLER KENNETH D		MORTGAGEE
08/07/2018	07/31/2018	18080112	MORTGAGE	MILLER KENNETH L		MORTGAGOR
08/07/2018	07/31/2018	18080111	WARRANTY...	MILLER KENNETH L		GRANTEE
07/24/2018	07/17/2018	18070445	WARRANTY...	MILLER KENNETH L		GRANTOR

Results found: 187



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DataSource: LaGrange, IN

Criteria: Party Name = MILLER LAVERN L

Last Indexed Date: 06/19/2024

Last Verified Date: 06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/14/2023	06/09/2023	202302510	WARRANTY...	MILLER LAVERN L		GRANTOR
05/04/2023	05/02/2023	202301885	WARRANTY...	MILLER LAVERN L		GRANTOR
04/27/2023	07/27/2020	202301815	MORTGAGE...	MILLER LAVERN L		MORTGAGOR
08/13/2020	07/27/2020	20080250	MORTGAGE	MILLER LAVERN L		MORTGAGOR
08/09/2019	08/05/2019	19080140	WARRANTY...	MILLER LAVERN L		GRANTEE
04/10/2019	04/09/2019	19040224	RELEASE	MILLER LAVERN L		MORTGAGEE
09/24/2018	09/24/2018	18090442	RELEASE	MILLER LAVERN L		MORTGAGEE
09/12/2018	08/22/2018	18090225	PARTIAL ...	MILLER LAVERN L		MORTGAGEE
09/11/2018	08/31/2018	18090190	WARRANTY...	MILLER LAVERN L		GRANTOR
09/07/2018	08/31/2018	18090105	LAND CON...	MILLER LAVERN L		GRANTOR
09/04/2018	08/31/2018	18090029	WARRANTY...	MILLER LAVERN L		GRANTOR
08/07/2018	07/27/2018	18080114	PARTIAL ...	MILLER LAVERN L		MORTGAGEE
08/07/2018	07/27/2018	18080113	PARTIAL ...	MILLER LAVERN L		MORTGAGEE
08/07/2018	07/31/2018	18080111	WARRANTY...	MILLER LAVERN L		GRANTOR
07/06/2018	06/21/2018	18070112	PLAT	MILLER LAVERN L		GRANTOR

Results found: 32



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DataSource: LaGrange, IN

Criteria: Party Name = MILLER LAVERN L

Last Indexed Date: 06/19/2024

Last Verified Date: 06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/12/2018	04/12/2018	18040277	MORTGAGE	MILLER LAVERN L		MORTGAGOR
09/16/2015	05/15/2015	15090302	PARTIAL ...	MILLER LAVERN L		MORTGAGEE
07/17/2015	05/12/2015	15070393	WARRANTY...	MILLER LAVERN L		GRANTOR
11/26/2014	10/31/2014	14110473	RELEASE	MILLER LAVERN L		MORTGAGEE
11/03/2010	10/25/2010	10110077	QUIT CLA...	MILLER LAVERN L		GRANTOR
09/20/2010	09/16/2010	10090326	PARTIAL ...	MILLER LAVERN L		MORTGAGEE
09/20/2010	09/16/2010	10090325	PARTIAL ...	MILLER LAVERN L		MORTGAGEE
08/21/2009	08/20/2009	09080325	MORTGAGE	MILLER LAVERN L		MORTGAGOR
02/27/2006	02/27/2006	U0600041	A9-AMEND...	MILLER LAVERN L		SECURE PTY
11/23/2004	11/16/2004	04110557	EASEMENT	MILLER LAVERN L		GRANTOR
06/24/2002	06/24/2002	U0206119	A9-Amend...	MILLER LAVERN L		DEBTOR
06/17/2002	06/14/2002	02060346	MORTGAGE	MILLER LAVERN L		MORTGAGOR
06/17/2002	04/26/1996	02060345	WARRANTY...	MILLER LAVERN L		GRANTEE
02/11/2002	02/11/2002	U0202041	A9-FINAN...	MILLER LAVERN L		DEBTOR
08/27/1997	08/27/1997	U9754500	FINANCIN...	MILLER LAVERN L		DEBTOR

Results found: 32



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DataSource: LaGrange, IN

Criteria: Party Name = MILLER LAVERN L

Last Indexed Date: 06/19/2024

Last Verified Date: 06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/03/1996	12/03/1996	U9653399	CONTINUA...	MILLER LAVERN L		DEBTOR
03/06/1992	03/06/1992	U9239622	FINANCIN...	MILLER LAVERN L		DEBTOR

Results found: 32



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