



LIEN SEARCH  
PRODUCT COVER SHEET

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-WB-00937	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	DEREK J EVELO AND STEPHANIE M EVELO		
PROPERTY ADDRESS:	3054 HICKORY LANE		
CITY, STATE AND COUNTY:	LAPEL, INDIANA (IN) AND MADISON		

SEARCH INFORMATION

SEARCH DATE:	10/03/2024	EFFECTIVE DATE:	
NAME(S) SEARCHED:	DEREK EVELO AND STEPHANIE EVELO		
ADDRESS/PARCEL SEARCHED:	3054 HICKORY LANE, LAPEL, IN 46051 / 48-10-33-100-180.000-032		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DEREK J. EVELO AND STEPHANIE M. EVELO, HUSBAND AND WIFE
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COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	MUSTIN BUILDERS, INC.
DATED DATE:	04/21/2015	GRANTEE:	DEREK J. EVELO AND STEPHANIE M. EVELO, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/21/2015
INSTRUMENT NO:	2015R005177		
COMMENTS:			

CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2023	TAX YEAR:	2023
TAX AMOUNT:	\$1,406.00	TAX AMOUNT:	\$1,406.00
TAX STATUS:	PAID	TAX STATUS:	DUE
DUE DATE:		DUE DATE:	
DELINQUENT DATE:		DELINQUENT DATE:	
THIRD INSTALLMENT		FOURTH INSTALLMENT	
TAX YEAR:		TAX YEAR:	
AMOUNT:		AMOUNT:	
TAX STATUS:		TAX STATUS:	
DUE DATE:		DUE DATE:	
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME	MORTGAGE	AMOUNT:	\$84,000.00
DATED DATE:	03/26/2021	RECORDED DATE	06/28/2021
INSTRUMENT NO:	2021R011883	BOOK/PAGE:	N/A
OPEN/CLOSED:	OPEN	SUBJECT LIEN (YES/NO):	YES
BORROWER:	DEREK J EVELO AND STEPHANIE M EVELO; HUSBAND AND WIFE		
LENDER:	WAYNE BANK AND TRUST CO.,		
TRUSTEE:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	LAPEL TOWN
ADDITIONAL NOTES	
LEGAL DESCRIPTION	
THE FOLLOWING DESCRIBED REAL ESTATE IN MADISON COUNTY, IN THE STATE OF INDIANA.  LOT NUMBERED 77 IN BROOKSIDE CONTINUATION IN THE TOWN OF LAPEL, AS RECORDED IN PLAT BOOK 29, PAGES 9 THRU 12, RECORDS OF MADISON COUNTY, INDIANA.	

# Parcel Identification Information

Print

Parcel Number:	48-10-33-100-180.000-032
Tax ID:	31-31-1033-1-020
Property Address:	3054 HICKORY LN LAPEL IN, 46051
Neighborhood Name:	NE281906 BROOKSIDE ADD
Neighborhood Number / Factor:	312830-032 / 1.6000
Legal Description:	BROOKSIDE CONT. 0.2730Acres STR: SECTION: PLAT: IN: OUT:

Property Class:	511	1 Family Dwell - Unplatted (0 to 9.99 Acres)
Township:	STONY CREEK TOWNSHIP	
Taxing District:	LAPEL TOWN	
School Corp.:	FRANKTON-LAPEL COMMUNITY	

# Neighborhood Amenities

Site Description:	Improving	Declining	Blighted	Static	
	N	N	N	Y	
Public Utilities:	Water	Sewer	Gas	Electricity	All Utilites
	N	N	N	N	N
Topography:	Flat	High	Low	Rolling	Swampy
	Y	N	N	N	N
Streets:	Sidewalk	Alley	Paved	Unpaved	Proposed
	N	N	N	N	N

# Owner / Transfer History

CURRENT OWNER	TRANSFER HISTORY
EVELO DEREK J & STEPHANIE M	04/21/2015EVELO DEREK J & STEPHANIE M
3054 HICKORY LN	03/01/2009EVELO DEREK J & STEPHANIE M
LAPEL	
IN	
46051	

# Sales Information

No sales record.

# Valuation History

Assessment Year	Reason	Total Land	Cap 1 Land	Cap 2 Land	Cap 2 Ag Land	Cap 2 LTC Land	Cap 3 Land	Total Improv.	Cap 1 Improv.	Cap 2 Improv.	Cap 2 LTC Improv.	Cap 3 Improv.	Total Value
2024	Annual Adjustment	\$46,000.00	\$46,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234,900.00	\$234,900.00	\$0.00	\$0.00	\$0.00	\$280,900.00
2023	Annual Adjustment	\$43,800.00	\$43,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$237,400.00	\$237,400.00	\$0.00	\$0.00	\$0.00	\$281,200.00
2022	Annual Adjustment	\$41,700.00	\$41,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239,900.00	\$239,900.00	\$0.00	\$0.00	\$0.00	\$281,600.00
2021	Annual Adjustment	\$41,700.00	\$41,700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,700.00	\$220,700.00	\$0.00	\$0.00	\$0.00	\$262,400.00
2020	Annual Adjustment	\$29,300.00	\$29,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,700.00	\$220,700.00	\$0.00	\$0.00	\$0.00	\$250,000.00
2019	Annual Adjustment	\$10,200.00	\$10,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$219,200.00	\$219,200.00	\$0.00	\$0.00	\$0.00	\$229,400.00
2018	Annual Adjustment	\$10,200.00	\$10,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$219,200.00	\$219,200.00	\$0.00	\$0.00	\$0.00	\$229,400.00
2017	Annual Adjustment	\$10,200.00	\$10,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$217,900.00	\$217,900.00	\$0.00	\$0.00	\$0.00	\$228,100.00
2016	Annual Adjustment	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
2015	Annual Adjustment	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
2014	Annual Adjustment	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
2013	Annual Adjustment	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
2012	GENERAL REVALUATION	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
2011	Annual Adjustment	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00
2010	Annual Adjustment	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00
2009	MISCELLANEOUS	\$700.00	\$0.00	\$700.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00

## Land Record Information

Total Parcel Acreage	Land Type	Size
0.273	9	0.2730

## Sketch



## Improvement Information

## Map



**Madison County Government, Indiana  
County Treasurer**

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2023 Payable 2024 ▼

Real Estate Property Information	
Residential	
511: Residential One Family Dwelling On Unplatted Land Of 0-9.99 Acres	
2023 Payable 2024	
Deeded Owner:	(04/21/2015) Evelo Derek J & Stephanie M (01/01/2011) Mustin Builders
Property Address:	3054 HICKORY LN Lapel, IN 46051
Parcel #:	48-10-33-100-180.000-032
Tax Id:	
Map #:	3110331020
Acres:	0.27      Township: 19N      Range: 06E      Section: 33
Lots:	See Legal Description
Tax District:	032: Lapel Town
School District:	5245 Frankton-lapel Community School Corporation
Township:	Stony Creek Township

Current Charges:	
2023 Payable 2024	Balance: 1,406.00
<a href="#">Print Charges</a>	Spring Installment Due: 1,406.00
<a href="#">Cama Link</a>	Fall Installment Due: 1,406.00
	Total Payments: 1,406.00

Legal Description:
BROOKSIDE CONT. L 77 00000.2730A

Parties involved with this Parcel		
Type	Name	Address
Owner	Evelo Derek J & Stephanie M	3054 Hickory Ln Lapel, IN 46051 USA
Lender	Lereta	1123 South Park View Dr. Covina, CA 91724 USA

Tax Calculations for: 2023 Payable 2024

Description					Amounts		
Gross Assessment							
43,800 Cap 1 - Homestead Land					281,200		
237,400 Cap 1 - Homestead Improvement							
- Deductions/Exemptions							
48,000 Standard Deduction					141,280		
93,280 Supplemental Deduction							
= Taxable Assessment					139,920		
Gross Tax					4,417.82		
Net Av							
Normal Taxes							
0.0315740							
Referandum Taxes							
0.0000000							
Hmstd, Cap 1:					139,920		
Res / Rental, Cap 2:					0		
Long Term Care, Cap 2:					0		
Ag Land, Cap 2:					0		
Com Apt, Cap 2:					0		
MH Land, Cap 2:					0		
Non Res, Cap 3:					0		
Total:					139,920		
4,417.82					0.00		
- (P)roperty (T)ax (R)eplacement (C)redits:					363.46		
Tax					x Rate		
- Credits					= Taxes		
Hmstd, Cap 1:					4,417.83		
Res / Rental, Cap 2:					0.00		
Long Term Care, Cap 2:					0.00		
Ag Land, Cap 2:					0.00		
Com Apt, Cap 2:					0.00		
MH Land, Cap 2:					0.00		
Non Res, Cap 3:					0.00		
= after Credits Subtotal:					4,054.36		
Tax					Limit		
- Credits					= Taxes		
Hmstd, Cap 1:					4,054.37		
Res / Rental, Cap 2:					0.00		
Long Term Care, Cap 2:					0.00		
Ag Land, Cap 2:					0.00		
Com Apt, Cap 2:					0.00		
MH Land, Cap 2:					0.00		
Non Res, Cap 3:					0.00		
- Cap Credits:					1,242.36		
- Over 65 Cap					0		
Land					Improvement		
Hmstd, Cap 1 Taxes:					438.00		
Res / Rental, Cap 2 Taxes:					0.00		
Long Term Care, Cap 2 Taxes:					0.00		
Ag Land, Cap 2 Taxes:					0.00		
Com Apt, Cap 2 Taxes:					0.00		
MH Land, Cap 2 Taxes:					0.00		
Non Res, Cap 3 Taxes:					0.00		
Caps Total:					438.00 +		
2,374.00					= Total: \$2,812.00		
Taxing Unit							
Rate							
Percentage							
Gross							
-Cap Credits							
=Net							
Taxpayer							
Tax Credits							
Madison County							
Stonycreek Township							
Lapel							
Frankton-Lapel School District							
Anderson Stonycreek/Union Public Library							
East Central Ind Solid Waste District							
0.0315740 100.0000% 4,417.82 1,242.36 3,175.46 2,812.00 363.46							
Historical Tax Information <== See Tax break down							



## Yearly Itemized Taxes:

Year	Assessment	Deduction	Gross Tax	Tax Credits	Cap Credits	Taxes
2023 Pay 2024	281,200	141,280	4,417.82	363.46	1,242.36	2,812.00
2022 Pay 2023	281,600	130,810	4,891.32	383.91	1,691.41	2,816.00
2021 Pay 2022	262,400	124,090	4,493.00	362.49	1,506.51	2,624.00
2020 Pay 2021	250,000	119,750	4,601.60	391.08	1,710.52	2,500.00
2019 Pay 2020	229,400	112,540	3,865.96	299.99	1,271.97	2,294.00
2018 Pay 2019	229,400	112,540	4,219.58	306.76	1,618.82	2,294.00
2017 Pay 2018	228,100	0	7,836.38	684.08	2,590.30	2,281.00
2016 Pay 2017	500	0	16.68	1.27	0.41	15.00
2015 Pay 2016	500	0	15.68	1.22	0.00	14.46
2014 Pay 2015	500	0	17.92	1.42	1.50	15.00
2013 Pay 2014	500	0	16.40	1.27	0.13	15.00
2012 Pay 2013	500	0	19.06	0.80	3.26	15.00
2011 Pay 2012	700	0	24.34	0.84	2.50	21.00

## Charges:

		<b>Balance:</b>	<b>1,406.00</b>
<b>2023 Payable 2024</b>		<b>Spring Installment Due:</b>	<b>1,406.00</b>
		<b>Fall Installment Due:</b>	<b>1,406.00</b>
		<b>Total Payments:</b>	<b>1,406.00</b>

## 2023 Payable 2024

Tax Unit	Description	Charge
032: Lapel Town	Taxes, Fall	1,406.00
032: Lapel Town	Taxes, Spring	1,406.00
Receipt #: 4333038	Effective: 05/10/2024	
Pymt id#: 43340446	Paid by: Check	-1,406.00
		<b>Due: 1,406.00</b>
		<b>Total Payments: 1,406.00</b>

All charges below here are a snapshot of how this parcel stood as of December Settlement of each year.  
Payments made after each year's December Settlement are applied to next year's charges.

## 2022 Payable 2023

Tax Unit	Description	Charge
032: Lapel Town	Taxes, Fall	1,408.00
032: Lapel Town	Taxes, Spring	1,408.00
Receipt #: 4251255	Effective: 11/13/2023	
Pymt id#: 41446779	Paid by: Check	-1,408.00
Receipt #: 4181523	Effective: 05/10/2023	
Pymt id#: 40462638	Paid by: Check	-1,408.00
		<b>Due: 0.00</b>
		<b>Total Payments: 2,816.00</b>

## 2021 Payable 2022

Tax Unit	Description	Charge
032: Lapel Town	Taxes, Fall	1,312.00
032: Lapel Town	Taxes, Spring	1,312.00
Receipt #: 4111107	Effective: 11/10/2022	
Pymt id#: 38486396	Paid by: Check	-1,312.00
Receipt #: 4051026	Effective: 05/10/2022	
Pymt id#: 37375471	Paid by: Check	-1,312.00
		<b>Due: 0.00</b>
		<b>Total Payments: 2,624.00</b>

**2020 Payable 2021**

<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Fall	1,250.00
032: Lapel Town	Taxes, Spring	1,250.00
Receipt #: 3960080	Effective: 11/03/2021	
Pymt id#: 35289068	Paid by: Check	-1,250.00
Receipt #: 3907254	Effective: 05/10/2021	
Pymt id#: 34268894	Paid by: Check	-1,250.00
		<b>Due: 0.00</b>
		<b>Total Payments: 2,500.00</b>

**2019 Payable 2020**

<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Fall	1,147.00
032: Lapel Town	Taxes, Spring	1,147.00
Receipt #: 3821711	Effective: 11/10/2020	
Pymt id#: 32116672	Paid by: Check	-1,147.00
Receipt #: 3701410	Effective: 03/31/2020	
Pymt id#: 30637741	Paid by: Check	-1,147.00
		<b>Due: 0.00</b>
		<b>Total Payments: 2,294.00</b>

**2018 Payable 2019**

<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Fall	1,147.00
032: Lapel Town	Taxes, Spring	1,147.00
Receipt #: 3649995	Effective: 10/17/2019	
Pymt id#: 28780969	Paid by: Check	-1,147.00
Receipt #: 3561070	Effective: 04/01/2019	
Pymt id#: 27829712	Paid by: Check	-1,147.00
		<b>Due: 0.00</b>
		<b>Total Payments: 2,294.00</b>

**2017 Payable 2018**

<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Corrections, Fall	-1,140.50
032: Lapel Town	Taxes, Fall	2,281.00
032: Lapel Town	Taxes, Corrections, Spring	-1,140.50
032: Lapel Town	Taxes, Spring	2,281.00
Receipt #: 3509144	Effective: 10/22/2018	
Pymt id#: 25876632	Paid by: Check	-1,140.50
Receipt #: 3422420	Effective: 04/06/2018	
Pymt id#: 24623407	Paid by: Check	-1,140.50
		<b>Due: 0.00</b>
		<b>Total Payments: 2,281.00</b>

**2016 Payable 2017**

<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Spring	15.00
Receipt #: 3282282	Effective: 04/07/2017	
Pymt id#: 21684348	Paid by: Check	-15.00
		<b>Due: 0.00</b>
		<b>Total Payments: 15.00</b>

**2015 Payable 2016**

<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Spring	14.46
Receipt #: 3146110	Effective: 04/19/2016	-14.46
Pymt id#: 19144317	Paid by: Check	
		<b>Due: 0.00</b>
		<b>Total Payments: 14.46</b>
<b>2014 Payable 2015</b>		
<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Spring	15.00
Receipt #: 3003386	Effective: 04/22/2015	-15.00
Pymt id#: 16513729	Paid by: Cash	
		<b>Due: 0.00</b>
		<b>Total Payments: 15.00</b>
<b>2013 Payable 2014</b>		
<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Spring	15.00
Receipt #: 2862927	Effective: 04/25/2014	-15.00
Pymt id#: 13525692	Paid by: Check	
		<b>Due: 0.00</b>
		<b>Total Payments: 15.00</b>
<b>2012 Payable 2013</b>		
<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Spring	15.00
Receipt #: 2705183	Effective: 04/15/2013	-15.00
Pymt id#: 10280092	Paid by: Check	
		<b>Due: 0.00</b>
		<b>Total Payments: 15.00</b>
<b>2011 Payable 2012</b>		
<b>Tax Unit</b>	<b>Description</b>	<b>Charge</b>
032: Lapel Town	Taxes, Spring	21.00
Receipt #: 2560084	Effective: 05/03/2012	-21.00
Pymt id#: 6610730	Paid by: Check	
		<b>Due: 0.00</b>
		<b>Total Payments: 21.00</b>

### Transfers

Transfer Date: 04/21/2015 (Computer System)

**Tax Id:** 3110331020

**Deeded Owner:** Evelo Derek J & Stephanie M

**Address:**

**Transfer Type:** Corporate Warranty

**Instrument #:**

**(Doc#) Book:**

**Page:**

Transfer Date: 04/21/2015 (Computer System)

**Tax Id:** 3110331020

**Deeded Owner:** Mustin Builders

**Address:**

**Transfer Type:**

**Instrument #:**

**(Doc#) Book:**

**Page:**

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Duly Entered for Taxation  
Subject to Final Acceptance for Transfer

2015R005177  
04/21/2015 2:53:29 PM

APR 21 2015

FEE: 16.00 PGS: 1

LINDA SMITH

MADISON COUNTY RECORDER, IN  
RECORDED AS PRESENTED

Use of this form constitutes practice of law and is limited to practicing lawyers.  
Must be completed in black ink, including signatures.  
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*James E. Lyons*  
AUDITOR, MADISON COUNTY

Parcel No. 48-10-33-100-180.000-032

### CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that Mustin Builders, Inc. (Grantor),  
a corporation organized and existing under the laws of the State of Indiana CONVEYS AND WARRANTS  
to Derek J. Evelo and Stephanie M. Evelo  
to Husband and Wife (Grantee) of Madison County, in the State  
of Indiana, for the sum of One and no/100 Dollars  
( \$ 1.00 ) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real  
estate in Madison County, in the State of Indiana.

Lot Numbered 77 in Brookside Continuation in the Town of Lapel, as recorded in  
Plat Book 29, pages 9 thru 12, Records of Madison County, Indiana.

Subject to any and all easements, agreements, covenants, and restrictions of record. The address of such real estate is  
commonly known as 3054 Hickory Lane, Lapel, IN 46051

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected  
officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and  
deliver this deed; that Grantor has full corporate capacity to convey real estate described herein; and that all necessary  
corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this 21st day of April, 20 15.

Mustin Builders, Inc.

(Name of Corporation)

(SEAL) ATTEST

By

*Tim A. Mustin*

Signature

Tim A. Mustin, President

Printed Name, and Office

By

Signature

Printed Name, and Office

STATE OF INDIANA

COUNTY OF MADISON

SS:

Before me, a Notary Public in and for said County and State, personally appeared Tim A. Mustin and  
Mustin Builders, Inc., the President and Mustin Builders, Inc. respectively  
of Mustin Builders, Inc., who acknowledged the execution of the foregoing Deed for  
and on behalf of Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of April, 20 15.

My commission expires:

June 21, 2016

Signature

*Pamela K. Myers*

Printed

Pamela K. Myers

, Notary Public

Resident of

Henry

County, Indiana.

This instrument prepared by Mustin Builders, Inc.

Return to: 3035 Oakmont Drive, Lapel, IN 46051

Send tax statements to: 3035 Oakmont Drive, Lapel, IN 46051

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document  
unless required by law (Pamela K. Myers).

END OF DOCUMENT

APR 21 PM 2:57



Madison County, IN

Document # 2015R005177

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2021R011883  
06/28/2021 08:51:24 AM  
FEE: 55.00 PGS: 10  
LINDA SMITH  
MADISON COUNTY RECORDER, IN  
RECORDED AS PRESENTED  
THIS DOCUMENT WAS eRECORDED

**RECORDATION REQUESTED BY:**

Wayne Bank and Trust Co.  
Waytru Plaza Branch  
P.O. Box 728  
500 South A Street  
Richmond, IN 47375-0728

**WHEN RECORDED MAIL TO:**

Wayne Bank and Trust Co.  
Waytru Plaza Branch  
P.O. Box 728  
500 South A Street  
Richmond, IN 47375-0728

**SEND TAX NOTICES TO:**

Derek J Evelo  
Stephanie M Evelo  
3054 Hickory Lane  
Lapel, IN 46051

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**MORTGAGE**

THIS MORTGAGE dated March 26, 2021, is made and executed between Derek J Evelo and Stephanie M Evelo; husband and wife (referred to below as "Grantor") and Wayne Bank and Trust Co., whose address is P.O. Box 728, 500 South A Street, Richmond, IN 47375-0728 (street or rural route address: PO Box 728, 500 South A Street, Richmond, IN 47375-0728) (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 Madison County, State of Indiana:

LOT NUMBERED 77 IN BROOKSIDE CONTINUATION IN THE TOWN OF LAPEL, AS RECORDED IN PLAT BOOK 29, PAGE 9- THRU 12, RECORDS OF MADISON COUNTY, INDIANA

The Real Property or its address is commonly known as 3054 Hickory Lane, Lapel, IN 46051. The Real Property tax identification number is 48-10-33-100-180.000-032.

**REVOLVING LINE OF CREDIT.** This Mortgage secures the Indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make future obligations and advances to Grantor up to a maximum amount of \$84,000.00 so long as Grantor complies with all the terms of the Credit Agreement. Such future obligations and advances, and the interest thereon, are secured by this Mortgage whether such obligations and advances arise under the Credit Agreement, this Mortgage or otherwise. This Mortgage also secures all modifications, extensions and renewals of the Credit Agreement, the Mortgage or any other amounts expended by Lender on Grantor's behalf as provided for in the Mortgage. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Grantor and Lender that this Mortgage secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

As more fully described in this mortgage, the Property includes: (a) all extensions, improvements, substitutes,

Loan No: 9913468

**MORTGAGE  
(Continued)**

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replacements, renewals, and additions to any of the property described; (b) all rents, proceeds, income, and profits from any of the other property described; and (c) all awards, payments, or proceeds of voluntary or involuntary conversion of any of the property described, including insurance, condemnation, tort claims, and other obligations dischargeable in cash.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF GRANTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the Indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

**Nuisance, Waste.** Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

**Removal of Improvements.** Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

**Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

**Compliance with Governmental Requirements.** Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or

occupancy of the Property. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**Duty to Protect.** Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

**TAXES AND LIENS.** The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

**Payment.** Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for the Existing Indebtedness referred to in this Mortgage or those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

**Right to Contest.** Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

**Evidence of Payment.** Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

**Notice of Construction.** Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

**PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Mortgage:

**Maintenance of Insurance.** Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all Improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of ten (10) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain flood insurance, if available, within 45 days after notice is given by Lender that the Property is located in a special flood hazard area, for the maximum amount of Grantor's credit line and the full unpaid principal balance of any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan. Flood insurance may be purchased under the National Flood Insurance Program, from private insurers providing "private flood insurance" as defined by applicable federal flood insurance statutes and regulations, or from another flood insurance provider that is both acceptable to Lender in its sole discretion and permitted by applicable federal flood insurance statutes and regulations.

**Application of Proceeds.** Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the Indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not



committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

**Compliance with Existing Indebtedness.** During the period in which any Existing Indebtedness described below is in effect, compliance with the insurance provisions contained in the instrument evidencing such Existing Indebtedness shall constitute compliance with the insurance provisions under this Mortgage, to the extent compliance with the terms of this Mortgage would constitute a duplication of insurance requirement. If any proceeds from the insurance become payable on loss, the provisions in this Mortgage for division of proceeds shall apply only to that portion of the proceeds not payable to the holder of the Existing Indebtedness.

**LENDER'S EXPENDITURES.** If Grantor fails (A) to keep the Property free of all taxes, liens, security interests, encumbrances, and other claims, (B) to provide any required insurance on the Property, (C) to make repairs to the Property or to comply with any obligation to maintain Existing Indebtedness in good standing as required below, then Lender may do so. If any action or proceeding is commenced that would materially affect Lender's interests in the Property, then Lender on Grantor's behalf may, but is not required to, take any action that Lender believes to be appropriate to protect Lender's interests. All expenses incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Credit Agreement from the date incurred or paid by Lender to the date of repayment by Grantor. However, if this loan is a "consumer loan" or a "consumer related loan" as defined under the Indiana Uniform Consumer Credit Code, the rate charged will not exceed the Annual Percentage Rate initially disclosed on the loan. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Credit Agreement and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Credit Agreement; or (C) be treated as a balloon payment which will be due and payable at the Credit Agreement's maturity. The Mortgage also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of any default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

**WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Mortgage:

**Title.** Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in the Existing Indebtedness section below or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

**Defense of Title.** Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

**Compliance With Laws.** Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

**Survival of Promises.** All promises, agreements, and statements Grantor has made in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature and shall remain in full force and effect until such time as Grantor's Indebtedness is paid in full.

**EXISTING INDEBTEDNESS.** The following provisions concerning Existing Indebtedness are a part of this Mortgage:

**Existing Lien.** The lien of this Mortgage securing the Indebtedness may be secondary and inferior to an existing lien. Grantor expressly covenants and agrees to pay, or see to the payment of, the Existing Indebtedness and to prevent any default on such indebtedness, any default under the instruments evidencing such indebtedness, or any default under any security documents for such indebtedness.

**No Modification.** Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Mortgage by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any future advances under any such security agreement without the prior written consent of Lender.

**CONDEMNATION.** The following provisions relating to condemnation proceedings are a part of this Mortgage:

**Proceedings.** If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by



Lender from time to time to permit such participation.

**Application of Net Proceeds.** If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

**IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES.** The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

**Current Taxes, Fees and Charges.** Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

**Taxes.** The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Credit Agreement; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

**Subsequent Taxes.** If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

**SECURITY AGREEMENT; FINANCING STATEMENTS.** The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

**Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

**Security Interest.** Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Personal Property. Grantor hereby appoints Lender as Grantor's attorney-in-fact for the purpose of executing any documents necessary to perfect or continue the security interest granted in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

**Addresses.** The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

**FURTHER ASSURANCES; ATTORNEY-IN-FACT.** The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

**Further Assurances.** At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Credit Agreement, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

**Attorney-in-Fact.** If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

**FULL PERFORMANCE.** If Grantor pays all the Indebtedness when due, terminates the credit line account, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and

deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

**EVENTS OF DEFAULT.** Grantor will be in default under this Mortgage if any of the following happen: (A) Grantor commits fraud or makes a material misrepresentation at any time in connection with the Credit Agreement. This can include, for example, a false statement about Grantor's income, assets, liabilities, or any other aspects of Grantor's financial condition. (B) Grantor does not meet the repayment terms of the Credit Agreement. (C) Grantor's action or inaction adversely affects the collateral or Lender's rights in the collateral. This can include, for example, failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling, creation of a senior lien on the dwelling without Lender's permission, foreclosure by the holder of another lien, or the use of funds or the dwelling for prohibited purposes.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon the occurrence of an Event of Default and at any time thereafter but subject to any limitation in the Credit Agreement or any limitation in this Mortgage, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

**UCC Remedies.** With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

**Collect Rents.** Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

**Appoint Receiver.** Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Judicial Foreclosure.** Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

**Deficiency Judgment.** With respect to any Grantor who also is personally liable on the Credit Agreement, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section. Under all circumstances, the Indebtedness will be repaid without relief from any Indiana or other valuation and appraisal laws.

**Other Remedies.** Lender shall have all other rights and remedies provided in this Mortgage or the Credit Agreement or available at law or in equity.

**Sale of the Property.** To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

**Notice of Sale.** Lender will give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

**Election of Remedies.** All of Lender's rights and remedies will be cumulative and may be exercised alone or together. An election by Lender to choose any one remedy will not bar Lender from using any other remedy. If Lender decides to spend money or to perform any of Grantor's obligations under this Mortgage, after Grantor's failure to do so, that decision by Lender will not affect Lender's right to declare Grantor in default and to exercise Lender's remedies.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not

prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Credit Agreement rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. However, Grantor only will pay reasonable attorneys' fees of an attorney not Lender's salaried employee, to whom the matter is referred after default. Grantor also will pay any court costs, in addition to all other sums provided by law.

**NOTICES.** Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any person may change his or her address for notices under this Mortgage by giving formal written notice to the other person or persons, specifying that the purpose of the notice is to change the person's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors. It will be Grantor's responsibility to tell the others of the notice from Lender.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Mortgage:

**Amendments.** What is written in this Mortgage and in the Related Documents is Grantor's entire agreement with Lender concerning the matters covered by this Mortgage. To be effective, any change or amendment to this Mortgage must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

**Caption Headings.** Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

**Governing Law.** This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Indiana without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Indiana.

**Choice of Venue.** If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Wayne County, State of Indiana.

**Joint and Several Liability.** All obligations of Grantor under this Mortgage shall be joint and several, and all references to Grantor shall mean each and every Grantor. This means that each Grantor signing below is responsible for all obligations in this Mortgage.

**No Waiver by Lender.** Grantor understands Lender will not give up any of Lender's rights under this Mortgage unless Lender does so in writing. The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Grantor will not have to comply with the other provisions of this Mortgage. Grantor also understands that if Lender does consent to a request, that does not mean that Grantor will not have to get Lender's consent again if the situation happens again. Grantor further understands that just because Lender consents to one or more of Grantor's requests, that does not mean Lender will be required to consent to any of Grantor's future requests. Grantor waives presentment, demand for payment, protest, and notice of dishonor. Grantor waives all rights of exemption from execution or similar law in the Property, and Grantor agrees that the rights of Lender in the Property under this Mortgage are prior to Grantor's rights while this Mortgage remains in effect.

**Severability.** If a court finds that any provision of this Mortgage is not valid or should not be enforced, that fact by itself will not mean that the rest of this Mortgage will not be valid or enforced. Therefore, a court will enforce the rest of the provisions of this Mortgage even if a provision of this Mortgage may be found to be invalid or unenforceable.

**Merger.** There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Successors and Assigns.** Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Mortgage.

**DEFINITIONS.** The following words shall have the following meanings when used in this Mortgage:

**Borrower.** The word "Borrower" means Derek J Evelo and Stephanie M Evelo and includes all co-signers and co-makers signing the Credit Agreement and all their successors and assigns.

**Credit Agreement.** The words "Credit Agreement" mean the credit agreement dated March 26, 2021, with credit limit of \$84,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of the Credit Agreement is April 15, 2041. **NOTICE TO GRANTOR: THE CREDIT AGREEMENT CONTAINS A VARIABLE INTEREST RATE.**

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

**Existing Indebtedness.** The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Mortgage.

**Grantor.** The word "Grantor" means Derek J Evelo and Stephanie M Evelo.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Credit Agreement or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Credit Agreement or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, including, but not limited to, attorneys' fees, costs of collection and costs of foreclosure, together with interest on such amounts as provided in this Mortgage.

**Lender.** The word "Lender" means Wayne Bank and Trust Co., its successors and assigns. The words "successors or assigns" mean any person or company that acquires any interest in the Credit Agreement.

**Mortgage.** The word "Mortgage" means this Mortgage between Grantor and Lender.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

Loan No: 9913468

**MORTGAGE  
(Continued)**

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

GRANTOR:

X

Derek J. Evelo

X

Stephanie M. Evelo

Signed, acknowledged and delivered in the presence of:

X

X

**INDIVIDUAL ACKNOWLEDGMENT**

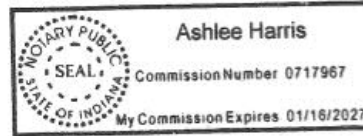
STATE OF

Indiana

COUNTY OF

Wayne

)  
) SS  
)



On this day before me, the undersigned Notary Public, personally appeared **Derek J Evelo and Stephanie M Evelo, husband and wife**, 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 26th day of March, 2021.

By Ashlee Harris

Residing at Wayne County

Notary Public in and for the State of Indiana

My commission expires 01/16/2021



Loan No: 9913468

**MORTGAGE  
(Continued)**

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**INDIANA PROOF**

EXECUTED AND DELIVERED in my presence:

Witness's Signature

Witness's Printed Name

STATE OF INDIANA

COUNTY OF

Wayne

) ) SS )



Before me, a Notary Public in and for said County and State, personally appeared Derek J & Stephanie M Evelo [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Derek J Evelo and Stephanie M Evelo, husband and wife**, in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Given under my hand and official seal this 21<sup>st</sup> day of March, 2021.By Ashlee HarrisResiding at Wayne CountyNotary Public in and for the State of IndianaMy commission expires 01/16/2021

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 (Renee Miller, Loan Originator ).

This Mortgage was prepared by: Renee Miller, Loan Originator

Criteria: Party Name = EVELO, DEREK

Indexed Through Date:  
10/02/2024Verified Through Date:  
10/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/18/2024	09/18/2024	2024R012852	SATISFAC...	EVELO	DEREK J	BORROWER
09/19/2023	09/18/2023	2023R013115	PARTIAL ...	EVELO	DEREK J	BORROWER
09/19/2023	09/18/2023	2023R013114	PARTIAL ...	EVELO	DEREK J	BORROWER
09/12/2023	09/12/2023	2023R012817	SATISFAC...	EVELO	DEREK J	BORROWER
09/28/2022	09/20/2022	2022R016318	MODIFICA...	EVELO	DEREK J	BORROWER
09/28/2022	09/20/2022	2022R016317	MODIFICA...	EVELO	DEREK J	BORROWER
05/23/2022	05/20/2022	2022R008963	QUIT CLA...	EVELO	DEREK	GRANTOR
05/23/2022	05/20/2022	2022R008961	QUIT CLA...	EVELO	DEREK J	GRANTOR
12/13/2021	12/10/2021	2021R023917	ASSIGNME...	EVELO	DEREK J	ASSIGNOR
12/13/2021	12/10/2021	2021R023916	MORTGAGE	EVELO	DEREK J	BORROWER
12/13/2021	12/10/2021	2021R023915	WARRANTY...	EVELO	DEREK J	GRANTEE
11/12/2021	11/10/2021	2021R021798	QUIT CLA...	EVELO	DEREK J	GRANTOR
11/12/2021	11/10/2021	2021R021797	QUIT CLA...	EVELO	DEREK	GRANTOR
07/09/2021	07/06/2021	2021R012791	ASSIGNME...	EVELO	DEREK	ASSIGNOR
07/09/2021	07/06/2021	2021R012790	MORTGAGE	EVELO	DEREK	BORROWER

Criteria: Party Name = EVELO, DEREK

Indexed Through Date:  
10/02/2024Verified Through Date:  
10/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/09/2021	07/06/2021	2021R012789	WARRANTY...	EVELO	DEREK	GRANTEE
07/02/2021	06/30/2021	2021R012358	ASSIGNME...	EVELO	DEREK	ASSIGNOR
07/02/2021	06/30/2021	2021R012357	MORTGAGE	EVELO	DEREK	BORROWER
07/02/2021	06/30/2021	2021R012356	WARRANTY...	EVELO	DEREK J	GRANTEE
06/28/2021	06/26/2021	2021R011883	MORTGAGE	EVELO	DEREK J	BORROWER
06/25/2021	06/25/2021	2021R011841	RELEASE ...	EVELO	DEREK J	BORROWER
06/18/2021	06/15/2021	2021R011259	MORTGAGE	EVELO	DEREK J	BORROWER
02/10/2021	02/01/2021	2021R002327	SATISFAC...	EVELO	DEREK	BORROWER
01/22/2021	01/21/2021	2021R001139	QUIT CLA...	EVELO	DEREK	GRANTOR
01/22/2021	01/21/2021	2021R001136	QUIT CLA...	EVELO	DEREK J	GRANTOR
01/04/2021	12/24/2020	2021R000063	SATISFAC...	EVELO	DEREK J	BORROWER
12/01/2020	11/25/2020	2020R018655	QUIT CLA...	EVELO	DEREK	GRANTOR
10/07/2020	09/22/2020	2020R015006	MODIFICA...	EVELO	DEREK J	BORROWER
09/03/2020	09/01/2020	2020R012905	WARRANTY...	EVELO	DEREK JOSEPH	GRANTOR
09/03/2020	08/28/2020	2020R012904	SPECIAL ...	EVELO	DEREK JOSEPH	TO



Criteria: Party Name = EVELO, DEREK

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10/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/08/2020	05/05/2020	2020R009484	MORTGAGE	EVELO	DEREK J	BORROWER
05/27/2020	05/19/2020	2020R007197	SATISFAC...	EVELO	DEREK J	BORROWER
01/28/2020	01/27/2020	2020R001388	WARRANTY...	EVELO	DEREK	GRANTEE
11/07/2018	11/05/2018	2018R015105	WARRANTY...	EVELO	DEREK	GRANTEE
09/18/2018	09/06/2018	2018R012418	MODIFICA...	EVELO	DEREK	BORROWER
06/25/2018	06/22/2018	2018R008196	ASSIGNME...	EVELO	DEREK J	ASSIGNEE
06/25/2018	06/22/2018	2018R008195	MORTGAGE	EVELO	DEREK J	BORROWER
06/25/2018	06/22/2018	2018R008194	WARRANTY...	EVELO	DEREK J	GRANTEE
05/15/2018	05/11/2018	2018R006155	ASSIGNME...	EVELO	DEREK J	ASSIGNOR
05/15/2018	05/11/2018	2018R006154	MORTGAGE	EVELO	DEREK J	BORROWER
05/15/2018	05/11/2018	2018R006153	WARRANTY...	EVELO	DEREK J	GRANTEE
09/27/2017	09/22/2017	2017R013396	MORTGAGE	EVELO	DEREK J	BORROWER
09/27/2017	09/22/2017	2017R013395	WARRANTY...	EVELO	DEREK	GRANTEE
09/25/2017	09/22/2017	2017R013283	ASSIGNME...	EVELO	DEREK J	ASSIGNEE
09/25/2017	09/22/2017	2017R013282	MORTGAGE	EVELO	DEREK J	BORROWER

Criteria: Party Name = EVELO, DEREK

Indexed Through Date:  
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10/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/25/2017	09/22/2017	2017R013281	PERSONAL...	EVELO	DEREK J	GRANTEE
08/21/2017	08/15/2017	2017R011536	MORTGAGE	EVELO	DEREK	BORROWER
08/30/2016	08/30/2016	2016R011776	WARRANTY...	EVELO	DEREK	GRANTEE
05/13/2016	05/13/2016	2016U000037	UCC TERM...	EVELO	DEREK J	DEBTOR
05/13/2016	05/09/2016	2016R006276	SATISFAC...	EVELO	DEREK J	BORROWER
05/10/2016	04/25/2016	2016R006078	MORTGAGE	EVELO	DEREK J	BORROWER
01/19/2016	01/15/2016	2016R000752	ASSIGNME...	EVELO	DEREK	ASSIGNOR
01/19/2016	01/15/2016	2016R000751	MORTGAGE	EVELO	DEREK	BORROWER
01/19/2016	01/11/2016	2016R000750	SPECIAL ...	EVELO	DEREK J	GRANTEE
10/09/2015	09/18/2015	2015R014327	MORTGAGE	EVELO	DEREK J	BORROWER
10/09/2015	09/18/2015	2015R014326	PERSONAL...	EVELO	DEREK J	GRANTEE
09/28/2015	09/28/2015	2015U000093	UCC FINA...	EVELO	DEREK J	DEBTOR
09/28/2015	09/18/2015	2015R013611	CONSTRUC...	EVELO	DEREK J	BORROWER
05/06/2015	05/05/2015	2015R005912	RELEASE ...	EVELO	DEREK	BORROWER
04/21/2015	04/21/2015	2015R005177	CORPORAT...	EVELO	DEREK J	GRANTEE

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Criteria: Party Name = EVELO, DEREK

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/02/2014	08/06/2014	2014R011406	MORTGAGE	EVELO	DEREK J	BORROWER
09/02/2014	08/06/2014	2014R011405	WARRANTY...	EVELO	DEREK J	GRANTEE
08/18/2010	08/06/2010	2010R010287	SATISFAC...	EVELO	DEREK J	BORROWER
05/14/2010	04/29/2010	2010R005984	WARRANTY...	EVELO	DEREK J	GRANTOR
07/05/2006	06/28/2006	2006R013345	SATISFAC...	EVELO	DEREK J	BORROWER
06/28/2006	05/25/2006	2006R012977	QUIT CLA...	EVELO	DEREK	GRANTOR
06/13/2006	06/07/2006	2006R011868	SATISFAC...	EVELO	DEREK J	BORROWER
11/22/2005	11/10/2005	2005R025972	MORTGAGE	EVELO	DEREK J	BORROWER
11/09/2005	10/07/2005	2005R024882	SPECIAL ...	EVELO	DEREK J	GRANTEE
10/10/2005	09/28/2005	2005R022440	MORTGAGE	EVELO	DEREK J	BORROWER
10/10/2005	09/28/2005	2005R022438	MORTGAGE	EVELO	DEREK J	BORROWER
10/10/2005	09/08/2005	2005R022437	SPECIAL ...	EVELO	DEREK J	GRANTEE
07/28/2004	05/05/2004	2004R018246	ASSIGNME...	EVELO	DEREK	ASSIGNOR
07/28/2004	05/05/2004	2004R018245	OPEN END...	EVELO	DEREK	BORROWER
04/12/1996	03/25/1996	1996R007213	X-CONVER...	EVELO	DEREK J	BORROWER

Criteria: Party Name = EVELO, STEPHANIE

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/18/2024	09/18/2024	2024R012852	SATISFAC...	EVELO	STEPHANIE M	BORROWER
09/19/2023	09/18/2023	2023R013115	PARTIAL ...	EVELO	STEPHANIE M	BORROWER
09/19/2023	09/18/2023	2023R013114	PARTIAL ...	EVELO	STEPHANIE M	BORROWER
09/12/2023	09/12/2023	2023R012817	SATISFAC...	EVELO	STEPHANIE M	BORROWER
09/28/2022	09/20/2022	2022R016318	MODIFICA...	EVELO	STEPHANIE M	BORROWER
09/28/2022	09/20/2022	2022R016317	MODIFICA...	EVELO	STEPHANIE M	BORROWER
05/23/2022	05/20/2022	2022R008963	QUIT CLA...	EVELO	STEPHANIE	GRANTOR
05/23/2022	05/20/2022	2022R008961	QUIT CLA...	EVELO	STEPHANIE M	GRANTOR
12/13/2021	12/10/2021	2021R023917	ASSIGNME...	EVELO	STEPHANIE M	ASSIGNOR
12/13/2021	12/10/2021	2021R023916	MORTGAGE	EVELO	STEPHANIE M	BORROWER
12/13/2021	12/10/2021	2021R023915	WARRANTY...	EVELO	STEPHANIE M	GRANTEE
11/12/2021	11/10/2021	2021R021798	QUIT CLA...	EVELO	STEPHANIE M	GRANTOR
11/12/2021	11/10/2021	2021R021797	QUIT CLA...	EVELO	STEPHANIE	GRANTOR
07/09/2021	07/06/2021	2021R012791	ASSIGNME...	EVELO	STEPHANIE	ASSIGNOR
07/09/2021	07/06/2021	2021R012790	MORTGAGE	EVELO	STEPHANIE	BORROWER



Criteria: Party Name = EVELO, STEPHANIE

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/09/2021	07/06/2021	2021R012789	WARRANTY...	EVELO	STEPHANIE	GRANTEE
07/02/2021	06/30/2021	2021R012358	ASSIGNME...	EVELO	STEPHANIE	ASSIGNOR
07/02/2021	06/30/2021	2021R012357	MORTGAGE	EVELO	STEPHANIE	BORROWER
07/02/2021	06/30/2021	2021R012356	WARRANTY...	EVELO	STEPHANIE M	GRANTEE
06/28/2021	06/26/2021	2021R011883	MORTGAGE	EVELO	STEPHANIE M	BORROWER
06/25/2021	06/25/2021	2021R011841	RELEASE ...	EVELO	STEPHANIE M	BORROWER
06/18/2021	06/15/2021	2021R011259	MORTGAGE	EVELO	STEPHANIE M	BORROWER
02/10/2021	02/01/2021	2021R002327	SATISFAC...	EVELO	STEPHANIE	BORROWER
01/22/2021	01/21/2021	2021R001139	QUIT CLA...	EVELO	STEPHANIE	GRANTOR
01/22/2021	01/21/2021	2021R001136	QUIT CLA...	EVELO	STEPHANIE M	GRANTOR
01/04/2021	12/24/2020	2021R000063	SATISFAC...	EVELO	STEPHANIE M	BORROWER
12/01/2020	11/25/2020	2020R018655	QUIT CLA...	EVELO	STEPHANIE	GRANTOR
10/07/2020	09/22/2020	2020R015006	MODIFICA...	EVELO	STEPHANIE M	BORROWER
07/08/2020	05/05/2020	2020R009484	MORTGAGE	EVELO	STEPHANIE M	BORROWER
05/27/2020	05/19/2020	2020R007197	SATISFAC...	EVELO	STEPHANIE M	BORROWER

Criteria: Party Name = EVELO, STEPHANIE

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/09/2020	03/19/2020	2020R005105	LIMITED ...	EVELO	STEPHANIE	TO
01/28/2020	01/27/2020	2020R001388	WARRANTY...	EVELO	STEPHANIE	GRANTEE
08/08/2019	07/30/2019	2019R010940	MISCELLA...	EVELO	STEPHANIE	1ST PARTY
11/07/2018	11/05/2018	2018R015105	WARRANTY...	EVELO	STEPHANIE	GRANTEE
09/18/2018	09/06/2018	2018R012418	MODIFICA...	EVELO	STEPHANIE	BORROWER
06/25/2018	06/22/2018	2018R008196	ASSIGNME...	EVELO	STEPHANIE M	ASSIGNEE
06/25/2018	06/22/2018	2018R008195	MORTGAGE	EVELO	STEPHANIE M	BORROWER
06/25/2018	06/22/2018	2018R008194	WARRANTY...	EVELO	STEPHANIE M	GRANTEE
05/15/2018	05/11/2018	2018R006155	ASSIGNME...	EVELO	STEPHANIE M	ASSIGNOR
05/15/2018	05/11/2018	2018R006154	MORTGAGE	EVELO	STEPHANIE M	BORROWER
05/15/2018	05/11/2018	2018R006153	WARRANTY...	EVELO	STEPHANIE M	GRANTEE
09/27/2017	09/22/2017	2017R013396	MORTGAGE	EVELO	STEPHANIE M	BORROWER
09/27/2017	09/22/2017	2017R013395	WARRANTY...	EVELO	STEPHANIE	GRANTEE
09/25/2017	09/22/2017	2017R013283	ASSIGNME...	EVELO	STEPHANIE M	ASSIGNEE
09/25/2017	09/22/2017	2017R013282	MORTGAGE	EVELO	STEPHANIE M	BORROWER



Criteria: Party Name = EVELO, STEPHANIE

Indexed Through Date:

10/02/2024

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10/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/25/2017	09/22/2017	2017R013281	PERSONAL...	EVELO	STEPHANIE M	GRANTEE
08/21/2017	08/15/2017	2017R011536	MORTGAGE	EVELO	STEPHANIE	BORROWER
08/30/2016	08/30/2016	2016R011776	WARRANTY...	EVELO	STEPHANIE	GRANTEE
05/13/2016	05/13/2016	2016U000037	UCC TERM...	EVELO	STEPHANIE M	DEBTOR
05/13/2016	05/09/2016	2016R006276	SATISFAC...	EVELO	STEPHANIE M	BORROWER
05/10/2016	04/25/2016	2016R006078	MORTGAGE	EVELO	STEPHANIE M	BORROWER
01/19/2016	01/15/2016	2016R000752	ASSIGNME...	EVELO	STEPHANIE	ASSIGNOR
01/19/2016	01/15/2016	2016R000751	MORTGAGE	EVELO	STEPHANIE	BORROWER
01/19/2016	01/11/2016	2016R000750	SPECIAL ...	EVELO	STEPHANIE M	GRANTEE
10/09/2015	09/18/2015	2015R014327	MORTGAGE	EVELO	STEPHANIE M	BORROWER
10/09/2015	09/18/2015	2015R014326	PERSONAL...	EVELO	STEPHANIE M	GRANTEE
09/28/2015	09/18/2015	2015R013611	CONSTRUC...	EVELO	STEPHANIE M	BORROWER
05/06/2015	05/05/2015	2015R005912	RELEASE ...	EVELO	STEPHANIE	BORROWER
04/21/2015	04/21/2015	2015R005177	CORPORAT...	EVELO	STEPHANIE M	GRANTEE
11/21/2014	11/14/2014	2014R015546	WARRANTY...	EVELO	STEPHANIE M	GRANTOR





## Search Results

### Party Search



First: DEREK

Last: EVELO

7 Results

	<b>Kevin Smith v. Richard Dotson, Karla Dotson</b> 29D05-1807-PL-006426 Court Hamilton Superior Court 5 Case Type PL - Civil Plenary Filed 07/16/2018 Status 08/10/2022, Decided Parties Smith, Dotson Attorneys Mahoney, McAnlis, Hurley, Jones	Filed 07/16/2018
	<b>Nacnud LLC, Derek Evelo v. Kennith Altherr, Patricia Altherr</b> 48C05-1611-SC-004121 Court Madison Circuit Court 5 Case Type SC - Small Claims Filed 11/30/2016 Status 01/25/2017, Decided Parties Nacnud LLC, Evelo, Altherr	Filed 11/30/2016
	<b>Stephanie Evelo, Derek Evelo v. Ruili Jia</b> 29D02-1410-CT-010218 Court Hamilton Superior Court 2 Case Type CT - Civil Tort Filed 10/17/2014 Status 05/17/2016, Decided Parties Evelo, Jia Attorneys Jensen, Davis	Filed 10/17/2014
	<b>State of Indiana vs. Evelo, Derek</b> 49F31-0807-IF-163834 Court Marion Superior Court, Criminal Division 13 Case Type IF - Infraction Filed 07/09/2008 Status 08/04/2008, Decided Charges SPEEDING/NC Parties State of Indiana, Evelo	Filed 07/09/2008



	<b>Stephanie M Evelo vs. Tiffany R Holle</b>		Filed
	29D03-0702-PL-000230		02/23/2007
	Court	Hamilton Superior Court 3	
	Case Type	PL - Civil Plenary	
	Filed	02/23/2007	
	Status	11/21/2007, Decided	
	Parties	Evelo, Holle	
	Attorneys	Harrington, Centers	
	<b>City Of Carmel vs. Derek Evelo</b>		Filed
	29H01-0301-OV-000161		01/27/2003
	Court	Carmel City Court	
	Case Type	OV - Local Ordinance Violation	
	Filed	01/27/2003	
	Status	03/03/2004, Decided	
	Charges	45/30 SPEEDING (L.O.)	
	Parties	City Of Carmel, Evelo	
	Attorneys	Haney	
	<b>ST V DEREK EVELO</b>		Filed
	53C06-0006-IF-05831		06/01/2000
	Court	Monroe Circuit Court 6	
	Case Type	IF - Infraction	
	Filed	06/01/2000	
	Status	06/07/2000, Decided	
	Charges	EXPIRED LICENSE PLATE	
	Parties	State of Indiana, Evelo	





## Search Results


### Party Search


First: STEPHANIE

Last: EVELO

6 Results

	<b>Kevin Smith v. Richard Dotson, Karla Dotson</b> 29D05-1807-PL-006426 Court Hamilton Superior Court 5 Case Type PL - Civil Plenary Filed 07/16/2018 Status 08/10/2022, Decided Parties Smith, Dotson Attorneys Mahoney, McAnlis, Hurley, Jones	Filed 07/16/2018
	<b>State of Indiana v. STEPHANIE D EVELO</b> 49G13-1805-IF-023266 Court Marion Superior Court, Criminal Division 13 Case Type IF - Infraction Filed 05/14/2018 Status 06/26/2018, Decided Charges 9-21-5-2(a)/IFC: Speeding Parties State of Indiana, EVELO	Filed 05/14/2018
	<b>Stephanie Evelo, Derek Evelo v. Ruili Jia</b> 29D02-1410-CT-010218 Court Hamilton Superior Court 2 Case Type CT - Civil Tort Filed 10/17/2014 Status 05/17/2016, Decided Parties Evelo, Jia Attorneys Jensen, Davis	Filed 10/17/2014
	<b>State of Indiana vs. STEPHANIE EVELO</b> 53C02-0909-IF-12149 Court Monroe Circuit Court 2 Case Type IF - Infraction Filed 09/10/2009 Status 09/17/2009, Decided Charges 9-21-5-2/IFC: Speeding Parties State of Indiana, EVELO	Filed 09/10/2009

 <b>Stephanie M Evelo vs. Tiffany R Holle</b>		Filed
29D03-0702-PL-000230		02/23/2007
Court	Hamilton Superior Court 3	
Case Type	PL - Civil Plenary	
Filed	02/23/2007	
Status	11/21/2007, Decided	
Parties	Evelo, Holle	
Attorneys	Harrington, Centers	

 <b>State of Indiana vs. Evelo, Stephanie</b>		Filed
49F31-0612-OV-239824		12/13/2006
Court	Marion Superior Court, Criminal Division 13	
Case Type	OV - Local Ordinance Violation	
Filed	12/13/2006	
Status	12/23/2006, Decided	
Charges	SPEEDING: CERTAIN STREETS/OI	
Parties	State of Indiana, Marion County, Evelo	