



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-02853	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	CAVAZOS AARON AND ELLINGSWORTH TERESA		
PROPERTY ADDRESS:	2053 CANAL CT, TERRE HAUTE, IN 47802		
CITY, STATE AND COUNTY:	TERRE HAUTE, INDIANA (IN) , VIGO		

SEARCH INFORMATION

SEARCH DATE:	08/25/2025	EFFECTIVE DATE:	08/21/2025
NAME(S) SEARCHED:	CAVAZOS AARON AND ELLINGSWORTH TERESA		
ADDRESS/PARCEL SEARCHED:	2053 CANAL CT, TERRE HAUTE, IN 47802/84-09-11-355-002.000-004		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

AARON CAVAZOS AND TERESA ELLINGSWORTH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ANDREW H. MCMILLIN
DATED DATE:	12/11/2015	GRANTEE:	AARON CAVAZOS AND TERESA ELLINGSWORTH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	12/15/2015
INSTRUMENT NO:	2015012980		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF TERRE HAUTE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN VIGO COUNTY IN THE STATE OF INDIANA, TO-WIT:

LOT NUMBERED FORTY-EIGHT (48) IN OLE ERIE SUBDIVISION, AS SHOWN ON THE RECORDED PLAT THEREOF RECORDED MAY 8, 1992, IN PLAT RECORD 26, PAGE 83, RECORDS OF THE RECORDER'S OFFICE OF VIGO COUNTY, INDIANA.

Vigo County, IN / City of Terre Haute

Summary - Assessor's Office

Parcel ID 84-09-11-355-002.000-004
 Tax ID 84-09-11-355-002.000-004
 Section Plat 11
 Routing Number
 Neighborhood 102521 - HONEY CREEK
 Property Address 2053 Canal CT
 Terre Haute, IN 47802
 Legal Description OLE ERJE SUB D-439/4250 11-11-9 LOT 48 .460 AC
 (Note: Not to be used on legal documents)
 Acreage 0.46
 Class 510 - Res 1 fam dwelling platted lot
 Tax District/Area 004 - HONEY CREEK

[View Map](#)



Owner - Auditor's Office

Deeded Owner
 Cavazos Aaron J & Teresa Ellingsworth Jt Rs
 2053 Canal CT
 Terre Haute, IN 47802

Site Description - Assessor's Office

Topography
 Public Utilities
 Street or Road
 Neigh. Life Cycle
 Legal Acres 0.46
 Legal Sq Ft 0

Taxing Rate

2.5251

Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
HOMESITE			0.460			1.00	1.55		70,043.00	108,567.00	49,940.00		49,940.00

Land Detail Value Sum 49,940.00

Residential Dwellings - Assessor's Office

Card 01
 Residential Dwelling 1
 Occupancy
 Story Height 1.0
 Roofing Material: Asphalt shingles
 Attic None
 Basement Type None
 Basement Rec Room None
 Finished Rooms 7
 Bedrooms 3
 Family Rooms 0
 Dining Rooms 0
 Full Baths 2; 6-Fixt.
 Half Baths 0; 0-Fixt.
 4 Fixture Baths 0; 0-Fixt.
 5 Fixture Baths 0; 0-Fixt.
 Kitchen Sinks 1; 1-Fixt.
 Water Heaters 1; 1-Fixt.
 Central Air No
 Primary Heat Heat pump
 Extra Fixtures 2
 Total Fixtures 10
 Fireplace Yes
 Features Masonry fireplace
 Masonry stack (IN)
 Porches and Decks Wood Deck 240
 Masonry Stoop 36
 Roof Extension Canopy 36
 Yd Item/Spc Fture/Outbldg WOOD FRAME 520 SF
 Last Updated 3/13/2003

Construction	Floor	Base Area (sf)	Fin. Area (sf)
2/6 Masonry	1.0	1702	1702
	Crawl	1702	0
Total		1702	1702

Improvements - Assessor's Office

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		C+1	1993	1993	AV	0.00	MAS, MAS-STK	0	1702	200090	26	0	131	100	194000
G01	ATTGAR		WOOD FRAME		0	0	AV	40.39		40.39	26 x 20	21000	0	0	100	100	0

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
12/15/2015	MCMILLIN ANDREW H	CAVAZOS AARON J & TERESA ELLINGSWORT	2015012980	Wa	S	\$157,000	\$157,000
3/26/2010	GUMMERE MICHAEL B & SUZANNE D	MCMILLIN ANDREW H	2010003530	-V	S	\$131,600	\$131,600

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
12/15/2015	MC MILLIN ANDREW H	CAVAZOS AARON J & TERESA ELLINGSWORTH JT RS	Warranty Deed	2015012980

Valuation - Assessor's Office

Assessment Year		01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ
VALUATION	Land	\$49,900	\$49,900	\$49,900	\$49,900	\$49,000
(Assessed Value)	Improvements	\$194,000	\$146,800	\$142,500	\$124,400	\$114,000
	Total	\$243,900	\$196,700	\$192,400	\$174,300	\$163,000
VALUATION	Land	\$49,900	\$49,900	\$49,900	\$49,900	\$49,000
(True Tax Value)	Improvements	\$194,000	\$146,800	\$142,500	\$124,400	\$114,000
	Total	\$243,900	\$196,700	\$192,400	\$174,300	\$163,000

Deductions - Auditor's Office

Type	Description	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Homestead	Homestead Credit	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HSC	\$55,762.00	\$57,760.00	\$45,255.00	\$41,300.00	\$40,775.00

Charges (2021-2025) - Auditor's Office

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

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,058.87	\$1,032.18	\$937.23	\$874.77	\$866.48
+ 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	\$1,058.87	\$1,032.18	\$937.23	\$874.77	\$866.48
+ 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	\$102.28	\$97.94	\$86.28	\$82.16	\$201.88
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$229.03	\$227.87	\$156.77	\$171.75	\$56.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,220.02	\$2,162.30	\$1,960.74	\$1,831.70	\$1,934.84
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,110.01)	(\$2,162.30)	(\$1,960.74)	(\$1,831.70)	(\$1,934.84)
= Total Due	\$1,110.01	\$0.00	\$0.00	\$0.00	\$0.00

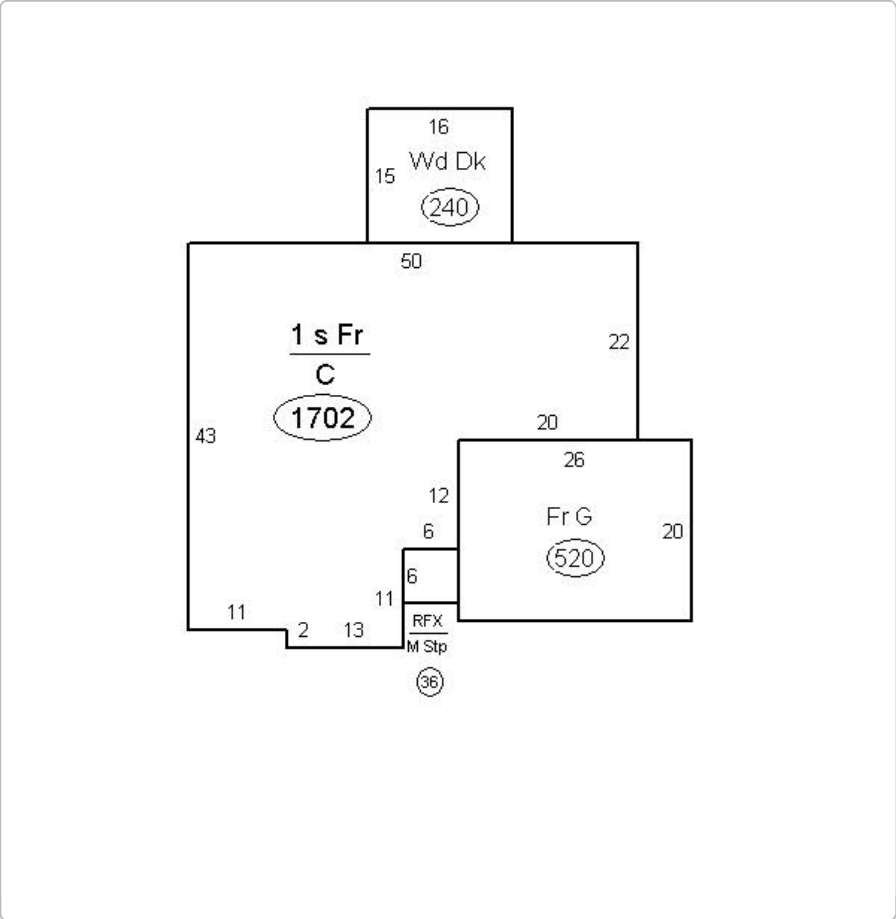
Payments (2021-2025) - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	2538101	5/7/2025	\$1,110.01
2023 Pay 2024	2491510	11/7/2024	\$1,081.15
2023 Pay 2024	2438113	5/6/2024	\$1,081.15
2022 Pay 2023	2391076	11/13/2023	\$980.37
2022 Pay 2023	2327694	5/3/2023	\$980.37
2021 Pay 2022	2272564	10/31/2022	\$915.85
2021 Pay 2022	2209759	4/26/2022	\$915.85
2020 Pay 2021	2165020	10/29/2021	\$967.42
2020 Pay 2021	2107170	4/29/2021	\$967.42

Photos - Assessor's Office



Sketches - Assessor's Office



Property Record Card

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

Form 11

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

Map



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

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DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

DEC 15 2015


VIGO COUNTY AUDITOR

2015012980 WD \$18.00
12/15/2015 03:07:08P 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH that **Andrew H. McMillin**, "Grantor" of the State of Indiana, CONVEYS, GRANTS, AND WARRANTS to **Aaron Cavazos and Teresa Ellingsworth**, as Joint Tenants with Rights of Survivorship, "Grantee" of the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Vigo County in the State of Indiana, to-wit:

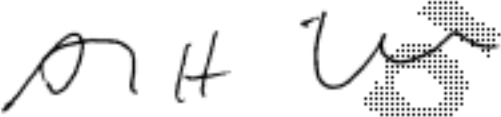
Lot Numbered Forty-eight (48) in Ole Erie Subdivision, as shown on the recorded plat thereof recorded May 8, 1992, in Plat Record 26, Page 43, records of the Recorder's Office of Vigo County, Indiana.

Commonly known as: 2053 Canal Court, Terre Haute, IN 47802

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate, as well as rights of way for drainage tiles, ditches, feeders and laterals, if any.

Taxes shall be prorated to the date of this deed.

DATED this 14th day of December, 2015.


Andrew H. McMillin

STATE OF INDIANA)
) SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of December, 2015, personally appeared Andrew H. McMillin, and acknowledged the execution of the foregoing deed.

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

My Commission Expires:



[Signature]
Notary Public
Printed: _____
Residing in _____ County

Mail Tax Statements To Grantee at:

2053 Canal Court Terre Haute, IN 47802

Mail Deed To: Integrity Title Services, 1532 Wabash Ave., Terre Haute, IN 47807

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.

[Signature]
Emily Murray

This instrument was prepared by John Gurchiek of GURCHIEK LAW, INC., P.O. Box 6327, Fishers, IN 46038, at the specific request of the parties of their authorized representatives based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided and makes no representation regarding the status or quality of the title hereby conveyed by Grantor's execution and Grantee's acceptance of this instrument.
CMT: 15-1129

Search Results for:

NAME: CAVAZOS AARON (Super Search)



REGION: Vigo County, IN
DOCUMENTS VALIDATED THROUGH: 08/21/2025 2:56 PM

Showing 10 results

Filter:

Document Details	County	Date	Type	Name	Legal
2015012980	Vigo	12/15/2015	DEED : WARRANTY DEED	CAVAZOS, AARON J Search Search MCMILLIN, ANDREW H Search ELLINGSWORTH, TERESA	Search Lot 48 OLE ERIE SUB
2015012981	Vigo	12/15/2015	MORT : MORTGAGE	CAVAZOS, AARON J Search Search ELLINGSWORTH, TERESA L Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Search MOVEMENT MORTGAGE LLC	Search Lot 48 OLE ERIE SUB
2017003171	Vigo	04/05/2017	LIEN : LIEN	CAVAZOS, AARON J Search Search ELLINGSWORTH, TERESA Search OLE ERIE HOMEOWNERS ASSOCIATION INC	Non-land
2017013302	Vigo	12/28/2017	REL : MORTGAGE RELEASE	CAVAZOS, AARON J Search Search ELLINGSWORTH, TERESA L Search INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY	
2018004741	Vigo	05/09/2018	REL : LIEN RELEASE	CAVAZOS, AARON Search Search CAVAZOS, TERESA Search OL ERIE HOMEOWNERS ASSOC Search PADGETT, PHIL	
2019000360	Vigo	01/09/2019	LIEN : LIEN	CAVAZOS, AARON J Search Search OLE ERIE HOMEOWNERS ASSOCIATION	Non-land
2019002299	Vigo	03/06/2019	REL : LIEN RELEASE	CAVAZOS, AARON Search Search CAVAZOS, TERESA Search OLE ERIE HOME OWNERS ASSOC Search PADGETT, PHIL	
2020013930	Vigo	10/22/2020	MORT : MORTGAGE	CAVAZOS, AARON J Search Search ELLINGSWORTH, TERESA Search ELLINGSWORTH, TERESA L Search SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Search Lot 48 OLE ERIE SUB
2020017077	Vigo	12/28/2020	ASGN : ASSIGN MORTGAGE	CAVAZOS, AARON J Search Search ELLINGSWORTH, TERESA L Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Search US BANK NATIONAL ASSOCIATION	
2025005947	Vigo	06/13/2025	MORT : MORTGAGE	CAVAZOS, AARON Search Search CAVAZOS, TERESA Search E;;OMGSWPRTJ, TERESA Search INDIANA STATE UNIVERSITY FEDERAL CREDIT UNION	Search Lot 48 OLE ERIE SUB

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Search Results for:

NAME: ELLINGSWORTH TERESA (Super Search)



REGION: Vigo County, IN
DOCUMENTS VALIDATED THROUGH: 08/21/2025 2:56 PM

Showing 24 results

Filter:

Document Details	County	Date	Type	Name	Legal
Book Y18, Page 978	Vigo	05/17/1982	MORT : MORTGAGE	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search TERRE HAUTE FIRST NATIONAL BANK	
Book H19, Page 307	Vigo	06/12/1985	MORT : MORTGAGE	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search TERRE HAUTE FIRST NATIONAL BANK	
Book S19, Page 963	Vigo	05/19/1988	MORT : MORTGAGE	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search TERRE HAUTE FIRST NATIONAL BANK	
Book S19, Page 964	Vigo	05/19/1988	MORT : MORTGAGE	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search TERRE HAUTE FIRST NATIONAL BANK	
Book Y19, Page 871	Vigo	03/01/1990	MORT : REAL ESTATE MORTGAGE	ELLINGSWORTH, TERESA M Search Search WEIR, KAREN M Search WEIR, RAYMOND A Search ELLINGSWORTH, JEROME J	
Book 443, Page 2793	Vigo	07/31/1998	EASEMENT : EASEMENT	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search ELLINGSWORTH, TERESA M Search ELLINGSWORTH, JEROME J	Search 31-13N-9W
9920655	Vigo	11/17/1999	MORT : MORTGAGE	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search TERRE HAUTE FIRST NATIONAL	Search 31-13N-9W SE
200312808	Vigo	04/29/2003	DEED : QUIT CLAIM DEED	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search JEROME J ELLINGSWORTH INVESTMENTS I, Search MAHER, TERESA M see details for more	Search Lot 8 Block 0 CREAL OSCAR & NETTIE SUB
2004026480	Vigo	11/24/2004	REL : MORTGAGE RELEASE	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search FIRST FINANCIAL BANK	
2014007217	Vigo	06/16/2014	MISC : AFFIDAVIT	ELLINGSWORTH, TERESA Search	
2014007218	Vigo	06/16/2014	DEED : WARRANTY DEED	ELLINGSWORTH, TERESA M Search Search BROOKS, DEBRA J Search EDWARDS, JANICE A Search KANE, CAROLYN L see details for more	Search 31-13N-9W SE Search 31-13N-9W SE
2015012980	Vigo	12/15/2015	DEED : WARRANTY DEED	ELLINGSWORTH, TERESA Search Search MCMILLIN, ANDREW H Search CAVAZOS, AARON J	Search Lot 48 OLE ERIE SUB

Document Details	County	Date	Type	Name	Legal
2015012981	Vigo	12/15/2015	MORT : MORTGAGE	ELLINGSWORTH, TERESA L Search Search CAVAZOS, AARON J Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Search MOVEMENT MORTGAGE LLC	Search Lot 48 OLE ERIE SUB
2015012982	Vigo	12/15/2015	MORT : MORTGAGE	ELLINGSWORTH, TERESA L Search Search INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY	Search Lot 48 OLE ERIE SUB
2017003171	Vigo	04/05/2017	LIEN : LIEN	ELLINGSWORTH, TERESA Search Search CAVAZOS, AARON J Search OLE ERIE HOMEOWNERS ASSOCIATION INC	Non-land
2017013302	Vigo	12/28/2017	REL : MORTGAGE RELEASE	ELLINGSWORTH, TERESA L Search Search CAVAZOS, AARON J Search INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY	
2020013930	Vigo	10/22/2020	MORT : MORTGAGE	ELLINGSWORTH, TERESA Search Search CAVAZOS, AARON J Search ELLINGSWORTH, TERESA L Search SECRETARY OF HOUSING AND URBAN DEVELOPMENT	Search Lot 48 OLE ERIE SUB
2020017077	Vigo	12/28/2020	ASGN : ASSIGN MORTGAGE	ELLINGSWORTH, TERESA L Search Search CAVAZOS, AARON J Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS Search US BANK NATIONAL ASSOCIATION	
Book 390, Page 260	Vigo		DEED : DEED	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, RICHARD B Search ELLINGSWORTH, RICHARD P Search ELLINGSWORTH, JEROME J	
Book 400, Page 979	Vigo		DEED : DEED	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, RICHARD B Search ELLINGSWORTH, VIRGINIA M Search ELLINGSWORTH, JEROME J	
Book 414, Page 192	Vigo		DEED : DEED	ELLINGSWORTH, TERESA M Search Search MAHER, FRANCES D Search ELLINGSWORTH, JEROME J	
Book 415, Page 732	Vigo		DEED : DEED	ELLINGSWORTH, TERESA M Search Search MAHER, MARGARET ANN Search BROOKS, DEBRA J Search EDWARDS, JANICE A see details for more	
Book 421, Page 826	Vigo		DEED : DEED	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search WEIR, KAREN M Search WEIR, RAYMOND A	
Book 431, Page 130	Vigo		DEED : DEED	ELLINGSWORTH, TERESA M Search Search ELLINGSWORTH, JEROME J Search ELLINGSWORTH, MARY J Search ELLINGSWORTH, RICHARD P	

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