

# Southern Indiana Abstract Company, Inc

560 Toler Road NW  
Corydon, IN 47112  
812.913.5328  
siacorders@gmail.com

Powered By **TITLEWISE**

## ----- UPDATE SUMMARY -----

The reason for the cloud: A Federal Tax Lien against the current owner of the subject real estate has been recorded (Document 202000360).

Example: Federal Tax Lien recorded as Document 202000360.

Explanation: The Federal Tax Lien recorded in 2020 as Document 202000360 does constitute a lien against the subject real estate as it won't exceed the 10 year statute of limitations and "expire" until 01/11/2030. (The Federal Tax Lien recorded in 2010 as Document 201002941 does not apply and should not be reflected on the title report as it exceeds the 10 year statute of limitations for recorded liens in Indiana. It "expired" on 03/09/2020).

% of time it is the reason for the title cloud: 5%

## ----- MAIN REPORT -----

**Certification Date (@ 8 AM):** 07/31/2023

**Search Type:** Current Owner (remote search)

**County:** Floyd

**Client File Number:** TEST - MAGELLAN

**Property Address:** 3130 Koehler Place Drive, New Albany, IN 47150

**Brief Legal Description:** Subdivision Plat 1128, Lot 12

**State Parcel ID:** 22-05-06-500-106.000-007

**Alternate Parcel ID:** 005-26310-12

**State Tax Parcel ID:** 22-05-06-500-106.000-007

**Alternate Tax Parcel ID:** 005-26310-12

**Tax Year:** 2022 payable 2023

**Land Value:** \$29,400.00

**Improvement Value:** \$183,000.00

**Exemption Total:** \$102,365.00

**Net Value:** \$110,035.00

**Installment Amount (two annual):** \$807.92

**Status:** First paid - Second due 11/10/2023

**Record Owner(s):** Christopher Andres

**Vesting Instrument Type:** Quit-Claim Deed

**Executed:** 12/15/2017

**Recorded:** 12/28/2017

**Recording Information:** Document 201722045

**Comment:** For reference: The above quit-claim deed was executed and recorded as a result of the decree and order of court in divorce action between Christopher L. Andres and Dana Andres filed under Cause #22C01-1407-DR-000458.

**Instrument Type:** Mortgage

**From:** Christopher Andres and Dana J. Andres, husband and wife

**To:** ABN AMRO Mortgage Group, Inc.

**Amount:** \$139,500.00

**Executed:** 06/05/2006

**Recorded:** 06/16/2006

**Recording Information:** Document 200607688

**Lien Type:** Federal Tax Lien

**Filed Against:** Christopher L. Andres and Dana J. Hooks

**Amount:** \$35,986.01

**Recorded Date:** 03/08/2010

**Recording Information:** Document 201002941

**Comment:** Would the above lien be enforceable against (currently affect) the subject real estate?

**Lien Type:** Federal Tax Lien

**Filed Against:** Christopher L. Andres and Dana J. Hooks

**Amount:** \$87,052.04

**Recorded Date:** 01/10/2020

**Recording Information:** Document 202000360

**Comment:** Would the above lien be enforceable against (currently affect) the subject real estate?

**Restricted Real Estate:** Subdivision Plat 1128 (Koehler Place, Section One)

**Recording Information:** Miscellaneous Drawer 25, Instrument #8185, and any amendments thereof.

----- CHAIN OF TITLE -----

**Owner/Grantee:** Andres, Christopher & Dana J.

**Year Acquired:** 1999

**Vesting Instrument Recording Information:** Deed Drawer 26, Instrument #11770

-----**LEGAL DESCRIPTION**-----

Lot No. Twelve (12), Koehler Place Subdivision, Section One, Plat No.  
1128 of the Floyd County, Indiana Records.

**Parcel Number - District**  
22-05-06-500-106.000-007 -  
**Site or Legal Address**  
3130 Koehler Place Dr  
**Year - Type**  
2022-Current Tax  
**Annual Amount**  
\$1,653.46

[View/Print Details](#)

Installment	Due	Payment Amount
First Installment Due Date 05/10/2023	\$0.00	0.00 Paid
Second Installment Due Date 11/13/2023	<input type="checkbox"/> Pay: \$807.92	0.00 Unpaid



8 0 1 2 1 3 4  
Tx:4005174

**201722045**

FLOYD CO. IN RECORDER  
TODD N. SCANNELL  
12/28/2017 2:11 PM

FLOYD COUNTY ASSESSOR  
DEC 28 2017

MAIL TAX BILLS TO:

PARCEL NO.: 22-05-06-500-106.000-007  
KEY NO.: 005-2631-012

Christopher Andres  
3131 Koehler Place  
New Albany, Indiana 47150

**QUIT-CLAIM DEED**

THIS INDENTURE WITNESSETH that **CHRISTOPHER ANDRES** and **DANA J. ANDRES**, of the County of Floyd, State of Indiana, as Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

**CONVEYS AND QUIT-CLAIMS**

to **CHRISTOPHER ANDRES**, of Floyd County, Indiana, as grantee, all of the grantors' right, title, and interest in and to the following described real estate in Floyd County, Indiana, to-wit:

Lot No. Twelve (12), Koehler Place Subdivision, Section One, Plat No. 1128 of the Floyd County, Indiana Records.

Subject to any and all easements and/or restrictions of public record which may apply to the above real estate.

TO HAVE AN TO HOLD, the same unto said Grantee, for and during their life with remainder in Fee Simple, to the survivor thereof, his or her heirs and assigns forever.

The Grantee assumes and agrees to pay all taxes now due and all subsequent taxes.

This being the same property as recorded August 2, 1999 and recorded as Instrument No. 11770, in the office of the Floyd County Recorder.

This transfer is subject to the terms of the grantors' divorce in Floyd County Circuit Court, Case No. 22C01-1407-DR-458, New Albany, Floyd County, Indiana.

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

DEC 28 2017

*S.R.B.*  
AUDITOR FLOYD CO. IND.



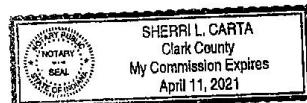
Christopher L. Andres, Grantor/Grantee

STATE OF Indiana) SS:  
COUNTY OF Floyd)

Before the undersigned, a notary public in and for said county and state, personally appeared Christopher L. Andres, the above-named Grantor, and acknowledged the execution of the foregoing Quitclaim Deed as his voluntary act and deed.

WITNESS my hand and notarial seal this 15 day of December, 2017.

Sherri L. Carta  
NOTARY PUBLIC  
Printed: Sherri L. Carta  
My Commission Expires: April 11, 2021  
Resident of Clark County, IN



Dana Andres, Grantor

STATE OF Kentucky) SS:  
COUNTY OF Clark)

Before the undersigned, a notary public in and for said county and state, personally appeared Dana Andres, the above-named Grantor/Grantee, and acknowledged the execution of the foregoing Quitclaim Deed as her voluntary act and deed.

WITNESS my hand and notarial seal this 31 day of November, 2017.

Ginger Hamm  
NOTARY PUBLIC  
Printed: Ginger Hamm  
My Commission Expires: 11/19/20  
Resident of Clark County, IN

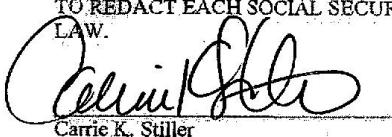
GINGER HAMM  
NOTARY PUBLIC  
Kentucky, State At Large  
My Commission Expires 11/19/2020

THIS INSTRUMENT PREPARED BY:

Carrie K. Stiller, #21841-22  
415 W. First Street  
New Albany, IN 47150  
Attorney for Christopher L. Andres

This instrument was prepared by Carrie K. Stiller, Attorney at Law, 415 W. First Street, New Albany, Indiana 47150, at the specific request of the Grantor and Grantee based solely on information supplied by one or more of the parties to this conveyance, and without examination of survey, title or abstract. The preparer assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of this instrument.

I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW.



Carrie K. Stiller

RECEIVED FOR RECORD  
TIME 8:35 AM DATE Aug 2, 1999  
RECORDED IN D DRA 26  
INST. NO. 11770  
*Carolyn Euse*  
RECORDER OF FLOYD COUNTY

+ CORPORATE WARRANTY DEED +

THIS INDENTURE WITNESSETH, that PAT LILLY, INC., an Indiana Corporation,  
organized and existing under the laws of the State of Indiana,  
CONVEYS AND WARRANTS UNTO  
CHRISTOPHER ANDRES and DANA J. ANDRES, husband and wife, of Floyd County,  
Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and  
valuable consideration, receipt whereof is hereby acknowledged, the following described real  
estate in the County of Floyd and State of Indiana, to-wit:

Lct No. Twelve (12), Koehler Place Subdivision, Section One, Plat No.  
1128 of the Floyd County, Indiana Records.

Subject to any and all easements and/or restrictions of public record  
which may apply to the above described real estate.

The Grantor states under oath that no Indiana Gross Income tax is due or payable with  
respect to the transfer of the above described real estate.

The undersigned person executing this deed represents and certifies on behalf of the  
grantor, that the undersigned is a duly elected director and officer of the grantor and is  
fully empowered by the by-laws of the grantor, to execute and deliver this deed; that  
the grantor is a corporation in good standing in the State of Indiana; that the grantor has  
full corporate capacity to convey the real estate described; and that all necessary  
corporate action for the making of this conveyance has been duly taken.

The Grantee assumes and agrees to pay the Fall installment of the 19<sup>th</sup> real estate taxes due  
and payable in Fall 1999 and all subsequent taxes.

IN WITNESS WHEREOF, the said PAT LILLY, INC., pursuant to authority of its Board of  
Directors has caused the execution hereof by its duly authorized officers, this 16 day of July,  
1999.

PAT LILLY, INC.

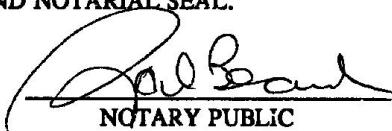
*✓ Pat Lilly Inc* (SEAL)  
By: *Patricia R. Lilly*

STATE OF INDIANA )  
:SS  
COUNTY OF CLARK )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared PAT LILLY, INC., an Indiana corporation, by Pat Lilly, its President, and acknowledged the execution of the above and foregoing Warranty Deed, this 16 day of July, 1999.

WITNESS MY HAND AND NOTARIAL SEAL.



  
NOTARY PUBLIC

COMMISSION INFORMATION  
Name: Pat Lilly  
Expiration Date: 12/2000  
County of Residence: Clark

Tax Key Number: 005-2631-012

Tax Bill Mailing Address:  
3130 Koehler Place  
New Albany, IN 47150

THIS INSTRUMENT PREPARED BY:

Virgil E. Bolly  
Attorney at Law  
Sellersburg, IN 47172  
Indiana Supreme Court #2830-10

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

AUG 12 1999

*Barbara J. Sellings*  
AUDITOR FLOYD CO. IND.

When recorded mail to:  
**ABN AMRO MORTGAGE GROUP, INC.**  
1201 EAST LINCOLN  
MADISON HEIGHTS, MICHIGAN 48071-4171  
ATTN: FINAL/TRAILING DOCUMENTS

LOAN #: 653085255

[Space Above This Line For Recording Data]

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **JUNE 5, 2006**, together with all Riders to this document.

(B) "Borrower" is **CHRISTOPHER ANDRES, AND DANA J. ANDRES\*, HUSBAND AND WIFE.**

Borrower is the mortgagor under this Security Instrument.  
(C) "Lender" is **ABN AMRO MORTGAGE GROUP, INC.**

Lender is a **CORPORATION,**  
DELAWARE,  
RD., TROY, MICHIGAN 48084.

organized and existing under the laws of  
Lender's address is **2600 W. BIG BEAVER**

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **JUNE 5, 2006**. The Note states that Borrower owes Lender **\*\*\*\*\*ONE HUNDRED THIRTY NINE THOUSAND FIVE HUNDRED AND NO/100 Dollars (U.S. \$139,500.00)** plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **JULY 1, 2026**.

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider     Condominium Rider  
 Balloon Rider     Planned Unit Development Rider  
 1-4 Family Rider     Biweekly Payment Rider  
 V.A. Rider

- Second Home Rider  
 Other(s) [specify]

INDIANA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3015 1/01  
© 1999-2004 Online Documents, Inc. Page 1 of 9

Initials:   
INUEDO 0402  
06-02-2006 14:12

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Witnesses:

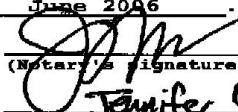
**YOU ARE NOT OBLIGATED TO PAY ANY MONEY UNLESS YOU SIGN THIS CONTRACT AND RETURN IT TO THE SELLER/LENDER.**

  
 CHRISTOPHER ANDRES \_\_\_\_\_ (Seal)  
  
 DANA J. ANDRES\* \_\_\_\_\_ (Seal)  
 \* Limited Purpose Execution

State of INDIANA  
SS:  
County of FLOYD

Before me the undersigned, a Notary Public for Floyd (Notary's county of residence) County, State of Indiana, personally appeared CHRISTOPHER ANDRES AND DANA J. ANDRES, (name of signer), and acknowledged the execution of this instrument this 5th day of June 2006.

My commission expires: 6/27/2013  
County of residence: Floyd

  
 Jennifer L. Kratzer  
 (Printed/typed name), Notary Public

This instrument was prepared by:  
 GAIL DECKER  
 INTERFIRST WHOLESALE, TRAILING DOCUMENTS  
 1201 EAST LINCOLN  
 MADISON HEIGHTS, MI 48071-4171

INDIANA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3015 1/01  
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INUDED 0402  
 06-02-2006 14:12

Floyd County Recorder

Document # 200607688

Page 9 of 1



**EXHIBIT "A"**

**LOT NO. TWELVE (12) KOEHLER PLACE SUBDIVISION, SECTION ONE,  
PLAT NO. 1128 OF THE FLOYD COUNTY, INDIANA RECORDS.**



**RE: CHRISTOPHER ANDRES & DANA J. ANDRES**

Floyd County Recorder

Document # 200607688

Page 10 of

Form 668 (Y)(c)  
(Rev. February 2004)

3479

Department of the Treasury - Internal Revenue Service 1 0 0 2 9 4 1 1 \*

FLOYD CO. IN RECORDER - LOIS ENDRI

**Notice of Federal Tax Lien**

03/08/2010 11:31:39AM

201002941 Page:1

Transaction #: 3004

Fee Amount: \$12.00

Area:  
SMALL BUSINESS/SELF EMPLOYED AREA #4  
Lien Unit Phone: (800) 913-6050

Serial Number

630056810

For Optional Use by Recording Office

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer CHRISTOPHER L ANDRES & DANA J HOOKS

Residence 3130 KOEHLER PL  
NEW ALBANY, IN 47150-9580

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007	XXX-XX-5442	10/26/2009	11/25/2019	25423.95
1040	12/31/2008	XXX-XX-5442	01/11/2010	02/10/2020	10562.06

Place of Filing	Total	\$	35986.01
COUNTY RECORDER FLOYD COUNTY NEW ALBANY, IN 47150			

This notice was prepared and signed at CHICAGO, IL, on this,

the 01st day of March, 2010.

Signature R. A. Mitchell  
for TRACY SMITH

Title  
REVENUE OFFICER  
(317) 883-8441

24-09-1905

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)

CAT. NO 60025X

Floyd County Recorder

Document # 201002941

Page 1 of 1

## Notice of Federal Tax Lien

Area: SMALL BUSINESS/SELF EMPLOYED AREA #4 Lien Unit Phone: (800) 829-3903	Serial Number 400251220	For Optional Use by Recording Office
----------------------------------------------------------------------------------	----------------------------	--------------------------------------

**As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.**

Name of Taxpayer CHRISTOPHER L ANDRES & DANA J HOOKS

Residence 3130 KOEHLER PL  
NEW ALBANY, IN 47150-9580

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2010	XXX-XX-5442	12/10/2018	01/09/2029	5474.28
1040	12/31/2011	XXX-XX-5442	12/17/2018	01/16/2029	13622.93
1040	12/31/2012	XXX-XX-5442	12/17/2018	01/16/2029	13180.27
1040	12/31/2013	XXX-XX-5442	12/17/2018	01/16/2029	11788.82
1040	12/31/2014	XXX-XX-5442	12/17/2018	01/16/2029	10573.17
1040	12/31/2015	XXX-XX-5442	10/29/2018	11/28/2028	18465.47
1040	12/31/2016	XXX-XX-5442	10/29/2018	11/28/2028	13947.10

Place of Filing  COUNTY RECORDER FLOYD COUNTY NEW ALBANY, IN 47150	Total \$ 87052.04
--------------------------------------------------------------------------------	-------------------

This notice was prepared and signed at CHICAGO, IL, on this,

the 02nd day of January, 2020.

Signature <i>Cliven Dean Carter</i> for G.J. CARTER-LOUIS	Title ACS SBSE (800) 829-3903
-----------------------------------------------------------------	-------------------------------------

24-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X



----- DECLARATION -----

\*Due to temporary courthouse closures in Floyd and Harrison Counties, Indiana, in response to COVID-19 (Coronavirus), please note the following liability disclaimers: \*Harrison County, Indiana: Public records pertaining to real estate tax information; delinquent personal property taxes cannot be certified. Tax Sale information cannot be certified. Judgments (to include foreign) can only be certified for an eight-year period (from present) as some court information is not available online. Lis Pendens Notices cannot be certified. Any additional reported information that cannot be certified will be noted in the title report. \*Floyd County, Indiana: Public records pertaining to delinquent personal property taxes; posted delinquent sewer use or code enforcement charges; and foreign judgments cannot be certified. Tax Sale information cannot be certified. Lis Pendens Notices cannot be certified. Any additional reported information that cannot be certified will be noted in the title report. Southern Indiana Abstract Company, Inc. hereby certifies that a careful examination has been made of the following digital and/or written records in the various Public Offices of the county and state where the subject real estate is situate: (a) In the Recorder's Office: General indexes to the Deed, Mortgage, and Miscellaneous Records, and where indicated by such indexes, the records themselves; Old Age Assistance Lien, U.S. Tax Lien, and Delinquent Sewer Lien Records; and U.C.C. Fixture File; and Certified Delinquent Sewer Use Charges; (b) In the Clerk's Office: General indexes to the Judgment Docket, Probate and Lis Pendens Records, and where indicated by such indexes, the records themselves; (c) In the Auditor's Office: Tax Sale Record; if applicable (d) In the Treasurer's Office: Current Tax Records; all for the duration of the scope of the title search performed. All title searches performed are made subject to: Regulations governing Consumer Credit Protection, truth in lending or similar law; The rights, if any, of persons in possession of said property or any portion thereof; restrictions upon use imposed by law, zoning ordinance, or other legal restrictions, if any; Any undisclosed federal estates tax liens. Any state of facts that an accurate survey of the premises might disclose. Subject to the consequences, if any, for failure to comply with the Responsible Property Transfer Law (I.C. 13-253-1, et seq.), if applicable. Southern Indiana Abstract Company, Inc. cannot be held liable as to the correctness of the indexing of records in the aforementioned public offices, the correctness of the actual records, or the accuracy or consistency of the performance of any digital indexing platforms/programs utilized. Southern Indiana Abstract Company, Inc. does not certify any state or federal records, to include bankruptcy records.