



INDIANA RECORDERS ASSOCIATION NEWSLETTER

THIS ISSUE:

- Fraud Protection
- Six Recorders Highlighted
- Address Confidentiality
- Foreign Land Ownership
- Blockchain Technology

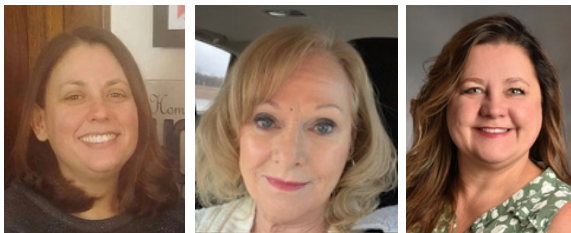
INDIANARECORDERS.ORG

Spring 2024



Property fraud protection press conferences, hosted by the Indiana Recorders Association, were held in each of our districts. See Pages 2-5.

Statewide campaign on property fraud protection



Six Indiana counties were represented in person at the Property Recording Industry Association conference in Charleston in March. See Pages 8-11 for hot topics.



Indiana Recorders, Chief Deputies attend PRIA

Protecting against fraud

As we all know, fraud of all types is on the rise. However, according to the FBI, property and mortgage fraud is the fastest growing white-collar crime in the United States. Thanks, in part, to the statutory recording requirements that are in place in Indiana, property fraud in the state has been kept to a minimum. Even with these strict requirements, property fraud can, and will, still occur.

In an effort to help protect our constituents, the Indiana Recorders Association launched a property fraud protection public awareness campaign in January. The campaign began with Recorders, along with representatives from Fidlar, Doxpop and CSI, coming together for press conferences across the state, in seven different media markets, to introduce and explain the free property alert technology that is already in place in each county. The press conferences not only resulted in several news stories throughout the state, but also gave many Recorders a renewed energy to spread the word about the importance of property fraud protection.

Other things to think about

As you can see, what the Indiana Recorders Association has done so far is working to help spread awareness. This is a great start, but we must continue to stay on top of the issue. The most important thing that we can do is to continue to keep the public informed and educated, and to continue sharing information about the property watch technology that is in place in each county.

There are several ways we can do this. Keeping websites and social media pages up to date is a great start, but also think about issuing press releases, ask local title companies to include fliers in their closing packets, speak with local groups and clubs, or set up a small booth at local events. We will never be able to completely stop property fraud, but we can stay proactive to help our constituents protect their biggest investment.

POSITIVE RESULTS

Fidlar's Property Fraud Alert increased by about 19% or 15,000 Hoosiers, for a total of 80,000.

Fidlar also reported some fun statistics on just how their subscribers prefer to receive their alerts..

- **66% by email**
- **28% by phone**
- **6% by the newest option of being alerted by text**

Doxpop's Property Watch for CSI users increased by about 26% or 3,583 in 2024, mostly due to the press conferences.

The number of subscribers for this year has already surpassed the total number of subscribers for all last year.

This results in 13,665 total Property Watch subscribers watching 13,636 names and 30,561 property descriptions.

Press conference photos



Teresa Petro speaking at the EC press conference



Nicole Keesling, a driving force behind the statewide campaign, speaking at the NE district press conference



Group shot, WC press conference, Terre Haute market.



Pat Brooks shows local marketing efforts at the SW district press conference



Group shot, NW press conference, Lafayette market.

Press conferences and a day at the Statehouse



(Left) Group shot at the NE press conference



(Pictured right) Nicole Keesling, Co-chair of the Legislative Committee and AIC rep and IRA President Mandy Thomason traveled throughout the state, attending all seven press conferences. THANK YOU!

Prior to the press conferences, Nicole arranged a day at the Statehouse. Several Recorders and Chief Deputies attended to speak with a representative about possible upcoming legislation making property fraud protection mandatory in Indiana. Since most counties currently provide it, those who attended were able to provide insight to perhaps adjust the bill to address different issues.



(Pictured to the left) Group shot at the SW press conference in Warrick County.

Also pictured is an enlarged copy of an article that was in the AARP magazine about property fraud. It talked about a reporter who acquired the Empire State Building fraudulently to make a point, and then promptly returned it.

So much participation!



Group shot at SE press conference in Dearborn County. The theme of the campaign was "Make Property Fraud Protection your New Year's Resolution."

Thank you to each of the Recorders who hosted a press conference.



Group shot at the NW press conference.

Thank you to Greg Bachman at Fidar for providing most of these photos.

Get to know your fellow Indiana Recorders



I have worked for K County 25+ years, all in the Recorder's Office. I'm in my third term as Recorder, and most of the other I was Chief Deputy. Married to Andy for almost 16 years. He works for City of Warsaw; currently in school to be an electrician. (I'm older than he is by just a few years!) We have one daughter, Raygan, 20, who is an EMT and recently got engaged to be married on July 5, 2025.

The older I've gotten, the more I've become a homebody! I love spending time with family, watching sports, and reading. I also love visiting Florida when I can. I tend to stay up too late! I'm a sleeper and will gladly sleep in, but once I'm up, I'm usually at it! What makes me laugh? Most likely something not shareable here! Haha. My husband makes me laugh a lot. Facebook makes me laugh a lot. I had no idea when I started that I would love this job! And I do! I have learned so much and continue to learn. Advice for a newbie, or even a not-newbie is this, if it is not our responsibility, don't overthink it!

Deb Wright, Kosciusko County Recorder, NE

A retired firefighter/EMT of 34 years, I started my term Jan. 2023, my first position with Clark County government. I've been married to Lisa for 34 years who's currently the elected Jeffersonville City Clerk. Our daughter Kate is Chief Deputy for the Treasurer. We have two pets: a border collie "Bandit" and our very special cat "Little Man." Weekends, I enjoy spending quality time with my family. The tradition has been to get together for family lunch on Sundays. I'm a night owl.

What made me laugh recently? I saw a funny cat/dog video on Facebook.

There really wasn't anything I can think of I wish I had known before I started, but I was very lucky when I took office to have a staff with over a hundred years of combined experience and dedication to the Recorder's Office. There isn't much they haven't seen or done in the Recorder's Office.

Newbies: think twice before replacing your staff in your newly elected position as they are your biggest asset to your office.



Steve Gill, Clark County Recorder, SE



This is the second year of my second term as Recorder. Before that I served as Chief Deputy Recorder for nearly 3 years.

My husband Nick and I have three beautiful children - Gage (5), Vidalia (2), and Tate (5 months). We have an Angus cattle farm and one horse. Most of my weekends are spent on the farm with my family.

I'm usually a night owl. But with the kids having me exhausted in the evenings, mornings are now my 'me time.'

What made me laugh recently? The FedEx driver HIT MY HOUSE last night! I'm definitely upset, don't get me wrong, but what can I do but laugh? It's not like my house jumped out in front of him! This job has turned out to be so much more than just a job! There is a lot of honor and ownership in what we do and I truly love what I do and who I work with.

Sarah Bender, Greene County Recorder, SW

Get to know your fellow Indiana Recorders



Worked in Clerk's office for 3 years, and have been recorder since 2019. So, 8 ½ years total. Married to Brad for 30 years. We have 4 boys and 6 grandchildren. (2 girls and 4 boys) I have 2 boxer dogs that I absolutely adore, Willis and Nellie. On weekends, I enjoy some quiet time reading, and attending my grandchildren's sporting events. In the summer, I enjoy gardening and hanging out by my pool. I also love going to wineries and going to dinner with our friends.

Early bird or night owl? I'm more of an early bird. I'm on several facebook groups for boxers. I always laugh at the funny poses that people post of their boxers. I wish I would have known or understood that it is ok to not know and there are a ton of resources out there to help. And there is always someone to call or email to answer questions. Take your time and it will be fine!

Lori Austin, White County Recorder, NW

I'm in my sixth year as Recorder, my first time being in the County government. I am running for Treasurer this year. I have a very large family...8 children, 24 grandchildren plus two dogs that don't know that they are dogs, lol.

Weekends? I have my grandbabies every other weekend and I work part time on the other weekend. When I'm not otherwise occupied, I love to read and ride my motorcycle.

I love to wake early and sit on my porch, drink my coffee and watch the sun come up. It's my quiet time. My 3 year old granddaughter trying to teach our dog Huckleberry how to play house with her made me laugh. He was having no part of it and it was comical. I knew nothing about county government before I started. I would have liked to have known more. For anybody coming in new, I would highly recommend going to another county and learning what you can. I am very thankful to Parke and Vigo for helping me learn the ropes. We have some amazing Recorders!



Jennifer Peebles, Vermillion County Recorder, WC



I have worked with the county for 24 years (16 yrs highway department). I'm in my 8th year of working in Recorder's Office. I am married to Dale Maxie and have 1 son, Cole. Also 2 dogs and 1 cat. My ideal weekend is spending time with my son.

I'm not really an early bird or a night owl. LOL

I laugh daily and I can't remember anything off the top of my head right now that has made me laugh recently.

Newbies: take in the advice of the people that have been with the county for a while. They usually know how it's going to go in politics!

Hollie Maxie, Franklin County Recorder, EC

P R I A

PRIA Hot Topics

Address

Confidentiality

Foreign Land
Ownership

Blockchain
technology



1. Index Party 1 & 2, Doc type, and date ONLY.
2. Redact the entire document.
3. Scan the ACP form and save in a file or thumb drive that only staff can access.
4. Title Search ACP form; do the same as #3 above.

AdCon/ACP/Title 5

We all use different ways of labeling the Address Confidentiality Program, and different states are handling it differently. Here in Indiana, at least until we have procedure in code, please follow the steps listed to the left.

UPDATE: the forms that were sent out by Mandy and the Indiana Records Association (IRA) Legislative committee **HAVE** been approved.

See the IRA website for a handout that explains the ACP program and includes the ACP form (#3 to the left) and the Title Search ACP form (#4 to the left).

NOTE: This is Title 5 redaction, not Title 36.



AFIDA

The Agriculture Foreign Investment Disclosure Act (AFIDA) of 1978 requires that a foreign person who acquires, disposes of, or holds an interest in United States agricultural land must voluntarily disclose (self report) such transactions and holdings to the Secretary of Agriculture.

Foreign Land Ownership

This has become a big topic. Currently Indiana HB1183* addresses this concern and prohibits certain people/companies from owning land and/or other rights (i.e. mineral) in certain parts of Indiana. It also contains enforcement powers. It has been signed by the President Pro Tempore of the House.

See the March 7 AIC newsletter for a detailed list of current House and Senate bills affecting Recorders.**

Click on "*Recorders – Live Link.*"

* HB1183 – House Bill 1183

** Association of Indiana Counties

09/13

<https://www.alt.org/news-and-publications/news/20240307-Indiana-Becomes-17th-State-to-Protect-Homebuyers-from-Predatory-Contracts>

BLOCKCHAIN



What is Blockchain?

Asad Ullah, Published Nov. 14, 2023

Blockchain is a distributed ledger technology that improves centralized-based solutions in different ways. It consists of peers connected in a distributed network where each peer has a copy of the ledger. To validate the transactions between those peers, the network utilizes a consensus algorithm.

Sounds complicated? Let's try to simplify it below.

Let's take three people. Each of these people is an individual with their own identity. While each individual is capable of working on their own, they need a centralized authority when doing transactions between them. For example, if one tries to send money to another, it will have to go through a centralized bank or payment gateway.

Now, in the case of a decentralized network, if John tries to send money to Alice, they can do it by themselves without relying on a centralized entity. Here, each of the individual people acts as their own bank. They do not have to rely on a centralized entity to complete the transaction and that itself opens up a wide range of use cases.

BLOCKCHAIN



Blockchain Pros

- The benefits of blockchain are increasing trust, security and transparency among member organizations by improving the traceability of data shared across a business network, plus delivering cost savings through new efficiencies. It provides global accessibility. ~ibm.com~
- Blockchain can also be used to reduce fraud and other trust-related issues in digital ad buying. Blockchain has a wide range of applications in healthcare, including improving payment processing, electronic medical records, provider directories, and data security and exchange. ~insiderintelligence.com~

Blockchain Cons

The disadvantages of blockchain are:

- undeveloped software and networks
- scalability limitations
- cost and resources
- energy consuming
- Immutable...can't be changed

The real estate industry is starting to use blockchain. At least half a dozen Recorder's Offices across the country are using it. PRIA has a white paper about to be released after intensive study by a workgroup. Kevin Cook, CEO of CSI, was part of this group and a panelist at the PRIA conference.

Not everyone is in favor of using blockchain. Is it right for our industry? Regardless of what you decide, it's good to be informed.



- **April 16–April 18** Indiana Recorder’s Association State Called Meeting – Sheraton at Keystone indianarecorders.org
- **April 16** AIC Institute for Excellence Class, Legal and Ethical Issues – Sheraton at Keystone indianacounties.org
- **May 21** – AIC Institute for Excellence Class, Human Resources – Renaissance Hotel Indianapolis indianacounties.org
- **June 10** AIC Institute for Excellence Class, Communications – Sheraton at Keystone
- **June 21** AIC Institute for Excellence Class, Budget and Finance II – Renaissance Hotel Indianapolis indianacounties.org
- **July 19–24** iGO Annual Conference New Orleans iaogo.org/
- **August 20–22** PRIA Annual Conference Cleveland, Ohio pria.us/

One of our own

Former Recorder Deb Preston and her family lost everything including cars, house, all their clothes and possessions in the recent tornado. Send donation checks to:

First Bank Richmond
 c/o **Larry & Deb Preston Tornado Fund**
 20 N 9th St (PO Box 937)
 Richmond IN 47375

Christy Knotts, Sullivan County Recorder, shared the idea of a “Gift Card Shower” that they collected for victims after a tornado destroyed homes in their county last year. Gift cards from places like Walmart, Sam’s Club, Amazon or Visa so they purchase items they lost...**bring to IRA conference April 16–18.**



Community Outreach

Marion County Recorder’s Office did a GIVE BACK DAY at Fay Biccard Glick Neighborhood Center. Partnered with Faith Hope and Love, they dedicated these days to giving back to the community with a variety of snacks, meals, drinks and more.

HAVE FUN!



Antique Auto Hill Climb
 Big Four Bridge
 Bloomfield
 Brookville
 Chinworth Bridge
 Clark
 Daisy
 Deborah
 EC
 Franklin
 Greene
 Gregory Wasson
 Hollie
 Jeffersonville
 Jennifer

Kosciusko
 Life With a Splash
 Little Mountain
 Lori
 Monticello
 NE
 Newport
 NW
 Orbit
 Orthopedic
 Recorders Rock
 Sandhill Crane
 Sarah
 Schimpffs
 SE

Shipbuilding
 Shoe String County
 Skyward Adventures
 Steve
 SW
 Tulip Viaduct
 Tunnel Hill
 Vermillion
 Vermillion Rise Mega Park
 Warsaw
 WC
 Welcome
 White
 Whites Farm
 Whitewater River

Fun Facts

White County

- Best known for Indiana Beach
- Wolf Park 78-acre wildlife conservation; ambassador to wolves, foxes and bison. Been around since 1972.

Kosciusko County

- “Orthopedic capital of the world” for its medical device manufacturers
- Home to a 3,000-pound concrete egg
- Many natural glacial lakes (including Lake Wawasee)

Vermillion County

- At 37 miles long, and averaging 7 miles wide, nicknamed “The Shoe String County”
- A Clinton native; Ken Kercheval who played Cliff Barnes on the soap opera “Dallas”

Franklin County

- Home to Wolf Creek Habitat
- Oldest church in Indiana standing on its original foundation, constructed in 1812

Greene County

- Largest wetland restoration projects in the United States – 8,034 acres
- Known nationwide for its superb fishing

Clark County

- Howard Steamboat Museum built in 1894
- Also known for shipbuilding

Newsletter committee:

- | | |
|-------------------------|----------------------------|
| Nikki Allen (Fountain) | Vicki Pearson (Huntington) |
| Trini Beaver (Hamilton) | Lisa Loveless (Henry) |
| Torie Kelley (Howard) | Amy Swain (Monroe) |