

QUIET TITLE ACTIONS

HOMEBUYERS, INVESTORS, LANDLORDS AND COMMERCIAL REAL ESTATE OWNERS

A Step-by-Step Guide Brought to You by Hocker & Associates LLC

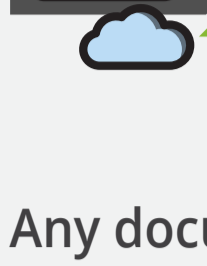


CLOUDS ON YOUR TITLE



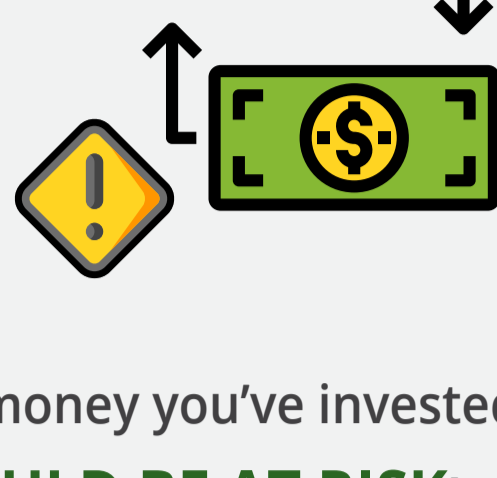
CAN RAIN ON YOUR PARADE

What Do You Need to Understand about a Quiet Title Complaint?

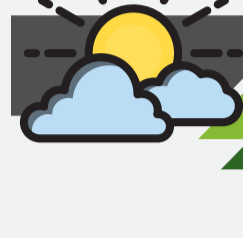


A CLOUD ON YOUR TITLE COULD BE BAD NEWS FOR YOU

Any document, claim, unreleased lien or encumbrance on your title could invalidate your interest in the property or make your title **UNMARKETABLE**.

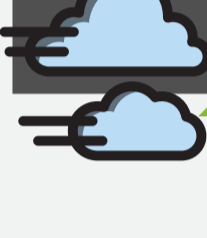


Which means any money you've invested in the property **COULD BE AT RISK!**



YOU MAY HAVE A CLOUD ON YOUR TITLE IF:

- 1 You received a **QUIT CLAIM DEED**
- 2 A surveyor made a **MISTAKE**
- 3 You purchased property in a **TAX SALE**
- 4 There are **COMPETING CLAIMS** by previous owners or their heirs
- 5 You purchased your property in a **SHERIFF'S SALE** and outstanding liens exist



HOW DO YOU CLEAR UP THOSE CLOUDS?

File a **QUIET TITLE ACTION**

Quiet Title is a **LAWSUIT** filed by your attorney that grants clear title to the Owner. It says to the world:

THIS IS MY PROPERTY—YOU HAVE NO RIGHT TO IT!

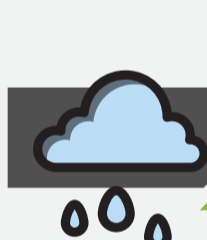


HOW CAN I STOP THE RAIN?

A **QUIET TITLE** requires a thorough title search and examination, filing of numerous court documents, publication, and recording of those documents in the county recorder's office.

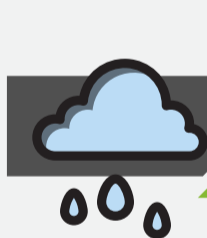


You should definitely **HIRE AN ATTORNEY** to file a Quiet Title action. If a lien or interest is missed, the Quiet Title Decree is worthless. The complexity of your filing depends on the kind of clouds you have and how many.



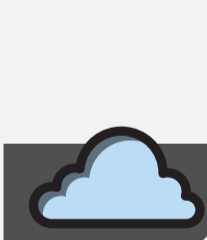
THE QUIET TITLE ACTION PROCESS

- 1 Thorough Title **SEARCH**
- 2 File a **LAWSUIT** and **PROPER NOTICE** in accordance with Trial Rules
- 3 Obtain the **QUIET TITLE DECREE**
- 4 **CERTIFICATION** of the Quiet Title Decree
- 5 **RECORDING** with the **COUNTY** according to the Rules



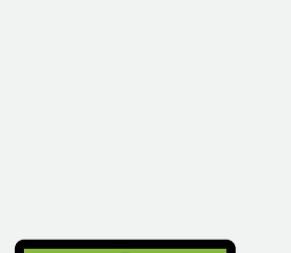
HOW LONG DOES A QUIET TITLE ACTION TAKE?

That depends on how many **DEFENDANTS** are in your lawsuit and whether or not any of the Defendants decide to **ASSERT AN ALLEGED INTEREST** in your **PROPERTY**.



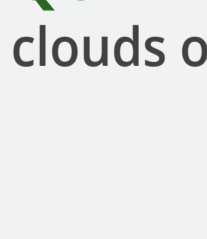
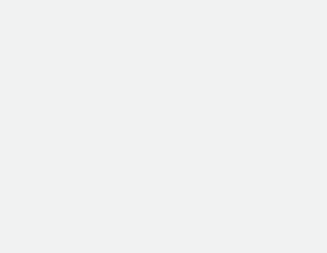
A QUIET TITLE IS AN INVESTMENT IN YOUR INVESTMENT

The **COST** of the **QUIET TITLE** is dependent on the **ATTORNEY YOU HIRE, EXPENSES INVOLVED** (which usually includes a title search fee, filing fee, publication fee, certification fee, recording fees) and whether or not **LITIGATION IS REQUIRED**.



How much did the property **COST** you? How much time, energy and money have you **INVESTED** in this property? How much money do you stand to **MAKE** from this property?

Most likely, you stand to **LOSE** more by **IGNORING** the **CLOUDS** on your title than you do expending the money to have a properly completed **QUIET TITLE DECREE** dry out your clouds of title.



HERE COMES THE SUN

If Hocker & Associates LLC can help you with your quiet title, please feel free to call **(317) 559-4473** or email attorney Janet Hocker at **JANET.HOCKER@HOCKERLAW.COM**

CALL **HOCKER & ASSOCIATES** IMMEDIATELY TO ARRANGE A CONSULTATION:

(317) 559-4473



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