

State of Louisiana
Parish of Ouachita



Office of Clerk and Ex-Officio Recorder

Cert#2080-1

I HEREBY CERTIFY THAT THERE ARE NO UNCANCELLED MORTGAGE OR PRIVILEGES OF RECORD IN THE MORTGAGE RECORDS OF MY OFFICE IN THE NAMES (OF):

WILLIAM LOUIS HUDGINS
PATRICIA BROWN HUDGINS

This certificate is limited to search for a period of 30 years.

This certificate is limited to search in the above names and no other.

This certificate is limited to search in names exactly as shown and no variations thereof.

Affecting the following described property located in said Parish:

A CERTAIN TRACT OR PARCEL OF GROUND CONTAINING 2.50 ACRES, MORE OR LESS, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 2 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON PIPE AT THE SOUTHWEST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 2 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, SAID POINT BEING THE SOUTHWEST CORNER OF A CERTAIN 2.51 ACRE TRACT CONVEYED TO GWENDOLYN H LYNCH IN CONVEYANCE BOOK 1465, PAGE 916, RECORDS OF OUACHITA PARISH, LOUISIANA; THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS ALONG THE WEST LINE OF SAID SW/4 OF SE/4 OF SW/4 AND ALONG THE WEST LINE OF SAID LYNCH 2.51 ACRE TRACT A DISTANCE OF 495 FEET TO A 1/2" IRON REBAR SET AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 0 DEGREES 02 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SW/4 OF SE/4 OF SW/4 A DISTANCE OF 163.24 FEET TO A 3" IRON PIPE SET; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 662.90 FEET TO A POINT; THENCE SOUTH 0 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 164.22 FEET TO A 1/2" REBAR SET; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 662.95 FEET TO THE POINT OF BEGINNING, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND SERVITUDES OF RECORDS OR OF USE.

Except:

1st

Mortgagor : WILLIAM L HUDGINS
PATRICIA A HUDGINS
Mortgagee : UNITED STATES
Instrument Type : TAX LIEN
Instrument Number : 1478601
Recorded Date : 1/29/2007

2nd

Mortgagor : WILLIAM LOUIS-ET AL HUDGINS
Mortgagee : THE PUBLIC
Instrument Type : NO WORK AFFIDAVIT
Instrument Number : 1602594
Recorded Date : 4/12/2012

3rd

Mortgagor : WILLIAM LOUIS HUDGINS
PATRICIA BROWN HUDGINS
Mortgagee : OUACHITA INDEPENDENT BANK
Instrument Type : MORTGAGE
Instrument Number : 1669950
Recorded Date : 3/10/2015
Amount : \$46,500.00

4th

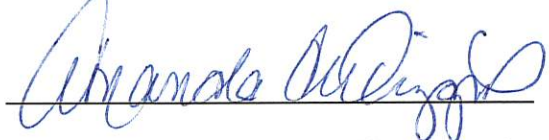
Mortgagor : WILLIAM LOUIS HUDGINS
PATRICIA BROWN HUDGINS
Mortgagee : BANCORPSOUTH BANK
Instrument Type : REINSCRIPTION MORTGAGE
Instrument Number : 1852796
Recorded Date : 5/11/2022

5th

Mortgagor : WILLIAM LOUIS HUDGINS
PATRICIA BROWN HUDGINS
Mortgagee : CADENCE BANK
Instrument Type : NOTICE OF SEIZURE
Instrument Number : 1915122
Recorded Date : 4/25/2025
Amount : \$35,010.80

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 25th DAY OF JUNE A.D., **2025**, at **8:30** AM.

A handwritten signature in blue ink, appearing to read "Amanda McRae", is written over a horizontal line.

**Deputy Clerk and Ex-officio Recorder
Ouachita, Louisiana**