



Cert#2302-1

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

STEPHANIE NYCOLLE BETTERTON A/K/A,
STEPHANIE N BETTERTON A/K/A, STEPHANIE
BETTERTON A/K/A, STEPHANIE NYCOLLE DURANTE
BETTERTON

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 LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 OF THE SW 1/4) OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A FOUND ONE-HALF (1/2) INCH IRON PIPE MARKING THE NORTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, PROCEED SOUTH 09 DEGREES 09 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1137.03 FEET TO THE POINT OF BEGINNING; THENCE, PROCEED SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID S 1/2 OF THE SW 1/4 OF SECTION 32, A DISTANCE OF 794.52 FEET TO THE CENTERLINE OF JIM MIZE ROAD (60' R. O. W.); THENCE, PROCEED SOUTH 03 DEGREES 10 MINUTES 01 SECONDS EAST ALONG THE CENTERLINE OF JIM MIZE ROAD, A DISTANCE OF 27.50 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN; THENCE, PROCEED SOUTH 08 DEGREES 38 MINUTES 22 SECONDS EAST ALONG THE CENTERLINE OF JIM MIZE ROAD, A DISTANCE OF 162.70 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN LYING ON THE SOUTH LINE OF SAID SECTION 32; THENCE, PROCEED NORTH 89 DEGREES 39 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 808.29 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN LYING ON THE NORTHERLY LINE OF STATE HIGHWAY NO. 34; THENCE, PROCEED NORTH 69 DEGREES 35 MINUTES 22 SECONDS WEST ALONG THE NORTHERLY LINE OF STATE HIGHWAY NO. 34, A DISTANCE OF 13.53 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN LYING ON THE WEST LINE OF SAID SECTION 32; THENCE, PROCEED NORTH 09 DEGREES 09 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 183.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.480 ACRES, ACRE OR LESS, AND BEING SUBJECT TO THE RIGHT-OF-WAY OF JIM MIZE ROAD AND ALL OTHER SERVITUDES, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR USAGE. ("Property")

Except:

1st

Mortgagor : STEPHANIE NYCOLLE BETTERTON
Mortgagee : EQUITY PRIME MORTGAGE LLC
Instrument Type : MORTGAGE
Instrument Number : 1827825
Recorded Date : 6/1/2021
Amount :\$ 404,000.00

2nd

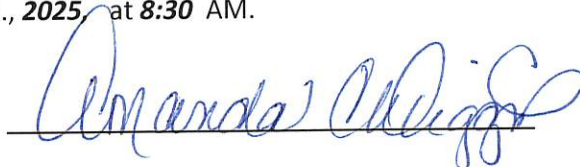
Mortgagor : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
STEPHANIE NYCOLLE BETTERTON
Mortgagee : FREEDOM MORTGAGE CORPORATION
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1911543
Recorded Date : 2/25/2025

3rd

Mortgagor : STEPHANIE NYCOLLE BETTERTON
STEPHANIE N BETTERTON
STEPHANIE BETTERTON
STEPHANIE NYCOLLE DURANTE BETTERTON
Mortgagee : FREEDOM MORTGAGE CORPORATION
Instrument Type : NOTICE OF SEIZURE
Instrument Number : 1921202
Recorded Date : 7/24/2025
Amount : \$378,174.36

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 19TH DAY OF NOVEMBER A.D., 2025, at 8:30 AM.

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

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