

**State of Louisiana**  
**Parish of Ouachita**



**Office of Clerk and Ex-Officio Recorder**

Cert#1903-1

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

FRANCES ANN SEWELL O'QUAIN

FRANCES ANN SEWELL

FRANCES ANN O'QUAIN

FRANCES (NMI) SEWELL

FRANCES (NMI) O'QUAIN

ANN **DEWELL** O'QUAIN

ANN (NMI) SEWELL

ANN (NMI) O'QUAIN

**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 OF LAND SITUATED IN OUACHITA PARISH, LOUISIANA, AND BEING KNOWN AND DESIGNATED AS THE EAST THIRD OF LOTS 10, 11, AND 12 OF SQUARE 4 OF FLOURNOY'S THIRD ADDITION TO THE CITY OF WEST MONROE, PARISH OF OUACHITA, STATE OF LOUISIANA. TOGETHER WITH ANY AND ALL PRESENT AND FUTURE BUILDINGS, CONSTRUCTIONS, COMPONENT PARTS, IMPROVEMENTS, ATTACHMENTS, APPURTENANCES, FIXTURES, RIGHTS, WAYS, PRIVILEGES, ADVANTAGES, BATTURE, AND BATTURE RIGHTS, SERVITUDES AND EASEMENTS OF EVERY TYPE AND DESCRIPTION, NOW AND/OR IN THE FUTURE RELATING TO THE PROPERTY, AND ANY AND ALL ITEMS AND FIXTURES ATTACHED TO AND/OR FORMING INTEGRAL OR COMPONENT PARTS OF THE PROPERTY IN ACCORDANCE WITH THE LOUISIANA CIVIL CODE. THE PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 506 VERNON, WEST MONROE, LA. 71291**

Except:

1st

Mortgagor : FRANCES ANN SEWELL OQUAIN

Mortgagee : IBERIA BANK

Instrument Type : MORTGAGE

Instrument Number : 1620323

Recorded Date : 1/23/2013

Amount : 49,500.00

2nd

Mortgagor : FRANCES ANN SEWELL OQUAIN

Mortgagee : FIRST HORIZON BANK

Instrument Type : REINSCRIPTION MORTGAGE

Instrument Number : 1857378

Recorded Date : 7/12/2022

3rd

Mortgagor : FRANCES ANN-ESTATE OQUAIN  
Mortgagee : EVANGELINE BANK & TRUST COMPANY  
Instrument Type : PROOF OF CLAIM  
Instrument Number : 1883491  
Recorded Date : 9/25/2023

4th

Mortgagor : FRANCES ANN SEWELL OQUAIN  
Mortgagee : FIRST HORIZON BANK  
Instrument Type : JUDGMENT  
Instrument Number : 1904340  
Recorded Date : 10/11/2024

5th

Mortgagor : FRANCES ANN SEWELL-UNOPENED SUC O QUAIN  
Mortgagee : FIRST HORIZON BANK  
Instrument Type : NOTICE OF SEIZURE  
Instrument Number : 1908447  
Recorded Date : 12/30/2024  
Amount : \$25,378.21

**EXCEPTING TAXES AND RESTRICTIONS.**

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,  
LOUISIANA, ON THIS THE 5<sup>th</sup> DAY OF February A.D., **2025**, at **8:30** AM.

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

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