

Office of Clerk and Ex-Officio Recorder

State of Louisiana
Parish of Ouachita

Cert#1900-1

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

KRISTEN G (I.O.) WILSON
QUINCY S (I.O.) EVANS

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 SE/4 of the SW/4, Section 5, Township 18 North, Range 2 East, Ouachita Parish, Louisiana, and being more particularly described as follows:

Beginning at a 1/2" iron pin, being the Southwest corner of the SE/4 of the SW/4 of Section 5, T18N, R2E, Ouachita Parish, Louisiana; thence North 00 degrees 49 minutes 00 seconds East along the west line of said SE/4 of SW/4 a distance of 230.00 feet to a 1/2" iron pin; thence North 89 degrees 46 minutes 00 seconds East a distance of 249.85 feet to a 5/8" rebar; thence South 04 degrees 41 minutes 44 seconds West a distance of 128.18 feet to a 5/8" rebar; thence South 09 degrees 48 minutes 56 seconds East a distance of 57.38 feet to a 5/8" rebar; thence South 47 degrees 59 minutes 07 seconds East a distance of 59.67 feet to a 5/8" rebar; thence South 13 degrees 35 minutes 02 seconds East a distance of 91.29 feet to a 5/8" rebar; thence South 25 degrees 28 minutes 45 seconds West a distance of 31.77 feet to a 1/2" iron pin; thence South 89 degrees 46 minutes 00 seconds West a distance of 413.81 feet to a 1/2" iron pin and the point of beginning, containing 1.568 acres, more or less, being subject to all rights of ways, easements, and servitudes, of record or of use; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

That certain manufactured home/mobile situated on the above described property, being a 1995 Phoenix Double Wide, Model 3801 80x28 Serial Number CHVM1895880 09654 A and B, which said manufactured home/mobile was immobilized pursuant to Act of immobilization dated August 25, 1995 and filed for record as Instrument No. 1158236 of the records of Ouachita Parish, Louisiana.

Except:

1st

Mortgagor : KRISTEN G WILSON
QUINCY S EVANS

Mortgagee : CITIZENS BANK & TRUST COMPANY OF VIVIAN LOUISIANA

Instrument Type : MORTGAGE

Instrument Number : 18222895

Recorded Date : 4/12/2021

Amount : 117,826.00

2nd

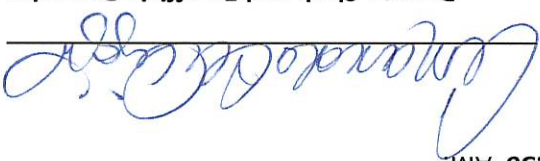
Mortgagor : MORTGAGE ELECTRONIC REG SYS INC
KRISTEN G WILSON
QUINCY S EVANS

Mortgagee : NATIONSTAR MORTGAGE LLC

Instrument Type : ASSIGNMENT OF MORTGAGE

Instrument Number : 1872527

Recorded Date : 3/30/2023


Deputy Clerk and Ex-officio Recorder
Ouachita, Louisiana

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 2nd DAY OF April A.D., 2025, at 8:30 AM

EXCEPTING TAXES AND RESTRICTIONS.

4th
Mortgagor : QUINCY SHANE EVANS
Mortgagee : OUACHITA PARISH CLERK OF COURT
Instrument Type : JUDGMENT
Instrument Number : 1905767
Recorded Date : 11/6/2024
Amount : \$893.25

3rd
Mortgagor : KRISTEN G WILSON
QUINCY S EVANS
Mortgagee : NATIONSTAR MORTGAGE LLC
Instrument Type : NOTICE OF SEIZURE
Instrument Number : 1901176
Recorded Date : 8/15/2024
Amount : \$110,242.68