

Cert#1946-1

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

TIDIE JOE FRAZIER (XXX-XX-5031)

**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 LOT OR PARCEL OF LAND LYING IN LOT 4 OF THE SUBDIVISION OF PART OF WACO PLANTATION AS PER PLAT OF SURVEY PREPARED BY CONRAD CAGE JR., REGISTERED LAND SURVEYOR, SAID PLAT FOUND RECORDED IN PLAT BOOK 6, PAGE 25, RECORDS OF OUACHITA PARISH, LOUISIANA AND LYING IN SECTION 22, TOWNSHIP 15 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA CONTAINING 2.927 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 22, TOWNSHIP 15 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA; THENCE RUN NORTH 00 DEGREES 37 MINUTES WEST ALONG THE EAST SIDE OF SAID SECTION 22 A CALLED DISTANCE OF 671.88 FEET TO A FOUND 1" IRON PIPE; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE SOUTH SIDE FOREST HOME ROAD AND ALONG THE SOUTH SIDE OF LOT 6 OF SAID SUBDIVISION OF A PART OF WACO PLANTATION, FOR A DISTANCE OF 1113.09 FEET TO A 3/4" IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION AND BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE SOUTH SIDE OF SAID FOREST HOME ROAD AND ALONG THE SOUTH SIDE OF SAID LOT 4 FOR A DISTANCE OF 425.00 FEET TO A 3/4" IRON PIPE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 45 SECONDS EAST PARALLEL WITH THE EAST SIDE OF SAID LOT 4; FOR A DISTANCE OF 300.00 FEET TO A 3/4" IRON PIPE ; THENCE RUN NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH SIDE OF SAID LOT 4 FOR A DISTANCE OF 425.00 FEET TO A 3/4" IRON PIPE LOCATED ON THE EAST SIDE OF SAID LOT 4; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST ALONG THE EAST SIDE OF SAID LOT 4 AND ALONG THE WEST SIDE OF HOOTER ROAD FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO THE RIGHT-OF-WAY OF SAID FOREST HOME ROAD AND ALSO BEING SUBJECT TO THE RIGHTS-OF WAY OF ALL EXISTING UTILITIES OF RECORD OR OF USE AND BEING FURTHER SHOWN AS PARCEL "3" BY A PLAT PREPARED BY MASON SURVEYING, INC., WEST MONROE, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.

Except:

1st

Mortgagor : TIDIE JOE SR FRAZIER  
Mortgagee : AMERICAN SOUTHWEST MORTGAGE CORP  
Instrument Type : MORTGAGE  
Instrument Number : 1574099  
Recorded Date : 1/5/2011  
Amount : \$100,514.00

2nd

Mortgagor : MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC  
TIDIE JOE SR FRAZIER  
Mortgagee : NATIONSTAR MORTGAGE LLC  
Instrument Type : ASSIGNMENT OF MORTGAGE  
Instrument Number : 1906535  
Recorded Date : 11/19/2024

3rd

Mortgagor : TIDIE JOE SR FRAZIER  
Mortgagee : NATIONSTAR MORTGAGE LLC  
Instrument Type : NOTICE OF SEIZURE  
Instrument Number : 1907596  
Recorded Date : 12/11/2024  
Amount : \$71,282.24

**EXCEPTING TAXES AND RESTRICTIONS.**

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,  
LOUISIANA, ON THIS THE 26<sup>th</sup> DAY OF February A.D., **2025**, at **8:30** AM.

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

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