

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

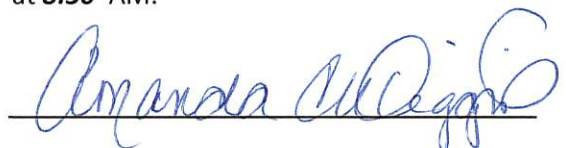
Mortgagor : FRANCES ANN SEWELL OQUAIN
Mortgagee : FIRST HORIZON BANK
Instrument Type : JUDGMENT
Instrument Number : 1904340
Recorded Date : 10/11/2024

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 26th DAY OF February A.D., **2025**, at **8:30** AM.

A handwritten signature in blue ink, reading "Amanda McQueen", is written over a horizontal line.

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