

State of Louisiana
Parish of Ouachita

Office of Clerk and Ex-Officio Recorder

Cert#2066-1

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

WINSON HUGH DEROUEN
MADIE SUE DEROUEN
AMIE (NMI) DEROUEN

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 CONTAINING 1.256 ACRES, MORE OR LESS AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, LAND DISTRICT OF THE RED RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A 7" SHAFT CALLED THE SOUTHWEST CORNER OF SECTION 28, AS SHOWN ON A PLAT OF SURVEY OF A CERTAIN 4.510 ACRE TRACT PREPARED BY THOMAS A. SEMMES, JR., PLS, DATED FEBRUARY 28, 1997, AND PROCEED N00°15'19"E ALONG THE WEST LINE OF SAID SECTION 28 FOR A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER OF SAID 4.510 ACRE TRACT AND TO THE APPROXIMATE CENTER LINE OF OWEN ROAD FOR THE POINT OF BEGINNING; THENCE PROCEED N00°15'19"E 585.53 FEET TO THE NORTH LINE OF SAID 4.510 ACRE TRACT AND THE APPROXIMATE SOUTH RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE PROCEED S80°53'59"E ALONG SAID NORTH LINE AND SOUTH LINE 98.73 FEET; THENCE PROCEED S00°15'09" W FOR A DISTANCE OF 571.57 FEET TO THE SOUTH LINE OF SAID 4.510 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF OWEN ROAD; THENCE PROCEED N89°17'07"W ALONG THE SOUTH LINE FOR A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING; ALL AS FURTHER SHOWN AS TRACT "A" ON A PLAT OF SURVEY DATED JULY 16, 2003, PREPARED BY RODNEY RAY, PLS, AND BEING SUBJECT TO THE RIGHT-OF-WAY OF OWEN ROAD AND ANY AND ALL OTHER RIGHTS-OF-WAY, EASEMENTS, AND/OR SERVITUDES OF RECORD OR OF USE. BEARINGS BASED ON A PLAT OF SURVEY OF THE M. O. WOMACK 4.510 ACRE TRACT PREPARED BY THOMAS A. SEMMES, JR., PLS, DATED FEBRUARY 28, 1997; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAYS AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.
THAT CERTAIN MANUFACTURED HOME/MOBILE SITUATED ON THE ABOVE DESCRIBED PROPERTY, BEING A 2006 CAPPERT, MAGNET, MODEL NO. 3804, SERIAL NO. CGVNS10567623342A&B, WHICH SAID MANUFACTURED HOME/MOBILE HOME WAS IMMOBILIZED PURSUANT TO ACT OF IMMOBILIZATION DATED MAY 26, 2006 AND FILED FOR RECORD AS INSTRUMENT NO. 1460241 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA WHICH HAS THE ADDRESS OF 636 OWENS RD, CALHOUN, LA 71225

Except:

1st

Mortgagor : WINSON HUGH SR DEROUEN
MADIE SUE DEROUEN
Mortgagee : PULASKI MORTGAGE CO
Instrument Type : MORTGAGE
Instrument Number : 1527139
Recorded Date : 12/17/2008
Amount :\$ 68,101.00

2nd

Mortgagor : WINSON DEROUEN
Mortgagee : STATE FARM BANK
Instrument Type : JUDGMENT
Instrument Number : 1687426
Recorded Date : 10/7/2015

3rd

Mortgagor : MADIE SUE DEROUEN
Mortgagee : HOUSING & URBAN DEVELOPMENT
Instrument Type : SUBORDINATE MORTGAGE
Instrument Number : 1832167
Recorded Date : 7/27/2021
Amount :\$ 6,876.64

4th

Mortgagor : MORTGAGE ELECTRONIC REG SYS INC
WINSON HUGH SR DEROUEN
MADIE SUE DEROUEN
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1863688
Recorded Date : 10/14/2022

5th

Mortgagor : AMIE DEROUEN
Mortgagee : HOUSING & URBAN DEVELOPMENT
Instrument Type : SUBORDINATE MORTGAGE
Instrument Number : 1877645
Recorded Date : 6/20/2023
Amount :\$ 8,832.92

6th

Mortgagor : AMIE DEROUEN
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : MODIFY MORTGAGE
Instrument Number : 1877646
Recorded Date : 6/20/2023

7th

Mortgagor : WILMINGTON SAVINGS FUND SOCIETY-TRUSTEE
STANWICH MORTGAGE LOAN TRUST F
WINSON HUGH SR DEROUEN
MADIE SUE DEROUEN
Mortgagee : CARRINGTON MORTGAGE SERVICES LLC
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1897521
Recorded Date : 6/17/2024

8th

Mortgagor : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
STANWICH MORTGAGE LOAN TRUST F
AMIE DEROUEN
WINSON HUGH SR DEROUEN
MADIE SUE DEROUEN
Mortgagee : AMIE DEROUEN
Instrument Type : ASSUMPTION
Instrument Number : 1910970
Recorded Date : 2/13/2025

9th

Mortgagor : AMIE DEROUEN

Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE

Instrument Type : MODIFICATION

Instrument Number : 1910971

Recorded Date : 2/13/2025

10th

Mortgagor : WINSON HUGH SR-SUC DEROUEN

WINSON HUGH SR DEROUEN

MADIE SUE-UNOPENED SUC DEROUEN

AMIE DEROUEN

Mortgagee : CARRINGTON MORTGAGE SERVICES LLC

Instrument Type : NOTICE OF SEIZURE

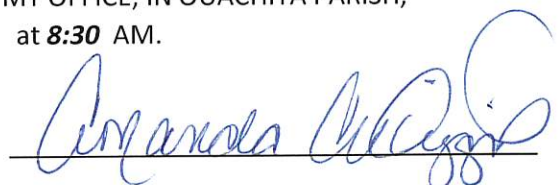
Instrument Number : 1913437

Recorded Date : 3/28/2025

Amount : \$54,140.98

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 21ST DAY OF May A.D., **2025**, at **8:30** AM.

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

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