

Cert#1446-1

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

WILLIAM ALLEN CROSSER
MYSIA RENEE MORGAN CROSSER

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 GROUND SITUATED IN SECTION 30, TOWNSHIP 18 NORTH, RANGE 2 EAST AND SECTION 25, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF LOT 25, OF PINE GROVE ACRES SUBDIVISION, AS PER PLAT IN PLAT BOOK 11, PAGE 84, RECORDS OF OUACHITA PARISH, LOUISIANA, RUN THENCE S 86 DEGREES 00' 25" W ALONG THE NORTH LINE OF U. S. HIGHWAY 80, A DISTANCE OF 60.00 FEET TO THE WEST LINE OF MURRAY ROAD AND THE POINT OF BEGINNING; CONTINUE THENCE S 86 DEGREES 00' 25" W ALONG THE NORTH LINE OF U. S. HIGHWAY 80, A DISTANCE OF 400 FEET; THENCE RUN N 7 DEGREES 03' 31" W A DISTANCE OF 117.44 FEET; THENCE RUN N 4 DEGREES 00' 45" W A DISTANCE OF 192.33 FEET; THENCE RUN N 0 DEGREES 37' 46" W A DISTANCE OF 65.23 FEET; THENCE RUN N 86 DEGREES 00' 25" E A DISTANCE OF 400 FEET TO THE WEST LINE OF MURRAY ROAD; THENCE RUN S 0 DEGREES 37' 46" E ALONG THE WEST LINE OF MURRAY ROAD A DISTANCE OF 77.01 FEET; THENCE RUN S 4 DEGREES 00' 45" E ALONG THE WEST LINE OF MURRAY ROAD A DISTANCE OF 169.89 FEET; THENCE RUN S 7 DEGREES 03' 31" E ALONG THE WEST LINE OF MURRAY ROAD A DISTANCE OF 128.10 FEET TO THE POINT OF BEGINNING AND BEING THE SAME PROPERTY AS IDENTIFIED AS EARL RAY MURRAY PROPERTY ON PLAT ON FILE IN CONVEYANCE BOOK 932, PAGE 651, RECORDS OF OUACHITA PARISH, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY

Except:

1st

Mortgagor : WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : PROGRESSIVE BANK
Instrument Type : MORTGAGE
Instrument Number : 1363548
Recorded Date : 1/30/2003

2nd

Mortgagor : WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : WASHINGTON MUTUAL BANK FA
Instrument Type : MODIFY MORTGAGE
Instrument Number : 1462601
Recorded Date : 6/27/2006
Amount : \$135,883.58

3rd

Mortgagor : WILLIAM CROSSER
MYSIA CROSSER
Mortgagee : FRIENDLY FINANCE SERV EASTGATE INC
Instrument Type : JUDGMENT
Instrument Number : 1554488
Recorded Date : 3/8/2010

4th

Mortgagor : WILLIAM CROSSER
MYSIA CROSSER
Mortgagee : FIRST TOWER LOAN INC
Instrument Type : JUDGMENT
Instrument Number : 1558758
Recorded Date : 5/14/2010

5th

Mortgagor : FEDERAL DEPOSIT INSURANCE CORP
WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : JPMORGAN CHASE BANK NA
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1656688
Recorded Date : 8/12/2014

6th

Mortgagor : JPMORGAN CHASE BANK NA
WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : FEDERAL NATIONAL MORTGAGE ASSOCIATION
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1656689
Recorded Date : 8/12/2014

7th

Mortgagor : FEDERAL NATIONAL MORTGAGE ASSOCIATION
WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
MYSIA MORGAN
Mortgagee : NATIONSTAR MORTGAGE LLC
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1788675
Recorded Date : 11/21/2019

8th

Mortgagor : PROGRESSIVE BANK
WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : FEDERAL DEPOSIT INSURANCE COPRPORATION
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1799751
Recorded Date : 6/1/2020

9th

Mortgagor : PROGRESSIVE BANK
WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1799752
Recorded Date : 6/1/2020

10th

Mortgagor : WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
MYSIA RENEE MORGAN CROSSER
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : JUDGMENT
Instrument Number : 1808087
Recorded Date : 9/14/2020

11th

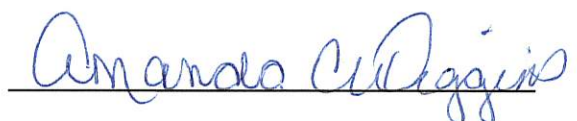
Mortgagor : WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
MYSIA RENEE MORGAN CROSSER
Mortgagee : WILMINGTON SAVINGS FUND SOCIETY FSB-TRUSTEE
Instrument Type : NOTICE OF SEIZURE
Instrument Number : 1812315
Recorded Date : 11/12/2020
Amount : \$105,149.38

12th

Mortgagor : WILMINGTON SAVINGS FUND SOCIETY FSB
CHRISTIANA TRUST-TRUSTEE
PRETIUM MORTGAGE ACQUISITION TRUST
WILLIAM ALLEN CROSSER
MYSIA MORGAN CROSSER
Mortgagee : US BANK TRUST NATIONAL ASSOCIATION-TRUSTEE
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1903816
Recorded Date : 10/2/2024

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 9th DAY OF JULY A.D., 2025, at 8:30 AM.



Deputy Clerk and Ex-officio Recorder
Ouachita, Louisiana