

**State of Louisiana**  
**Parish of Ouachita**



**Office of Clerk and Ex-Officio Recorder**

Cert#1980-1

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

JUSTIN DON NOWLIN (XXX-XX-6293)  
LAKIESHA LYNN GUIN NOWLIN (XXX-XX-6823)

**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:**

LOT 33, UNIT 8, LAKEVIEW PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 93, RECORDS OF  
OUACHITA PARISH, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS OF WAY AND  
OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.

Except:

1st

Mortgagor : JUSTIN DON NOWLIN  
LAKIESHA LYNN GUIN- NOWLIN  
LAKIESHA LYNN GUIN NOWLIN  
Mortgagee : BANCORPSOUTH BANK  
Instrument Type : MORTGAGE  
Instrument Number : 1420368  
Recorded Date : 12/13/2004  
Amount :

2nd

Mortgagor : JUSTIN D NOWLIN  
Mortgagee : CAPITAL ONE BANK USA NA  
Instrument Type : JUDGMENT  
Instrument Number : 1555020  
Recorded Date : 3/15/2010  
Amount :

3rd

Mortgagor : JUSTIN D NOWLIN  
KEISHA NOWLIN  
Mortgagee : FRIENDLY FINANCE DISCOUNT CORPORATION  
Instrument Type : JUDGMENT  
Instrument Number : 1664051  
Recorded Date : 11/26/2014  
Amount :

4th

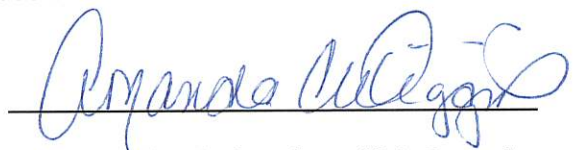
Mortgagor : JUSTIN DON NOWLIN  
LAKIESHA LYNN NOWLIN  
Mortgagee : CADENCE BANK  
Instrument Type : MODIFICATION  
Instrument Number : 1898430  
Recorded Date : 7/1/2024  
Amount : \$61,103.20

5th

Mortgagor : JUSTIN DON NOWLIN  
LAKIESHA LYNN GUIN-NOWLIN  
LAKIESHA LYNN GUIN NOWLIN  
Mortgagee : CADENCE BANK  
Instrument Type : NOTICE OF SEIZURE  
Instrument Number : 1910874  
Recorded Date : 2/12/2025  
Amount : \$61,103.20

**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 March A.D., **2025**, at **8:30** AM.

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

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