

State of Louisiana
Parish of Ouachita



Office of Clerk and Ex-Officio Recorder

Cert#1877-1

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

RODNEY DEWAYNE WELCH

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:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 18 North, Range 3 East, Ouachita Parish, Louisiana containing 0.165 acres, more or less, more particularly described as follows: For a POINT OF BEGINNING commence at the Southeast corner of Lot 40 Villa Vista Subdivision as shown recorded in the records of the Clerk of Court, Ouachita Parish, Louisiana, said point lying on the North right-of-way line of La Verde Drive; thence from said POINT OF BEGINNING run South 85 degrees 12 minutes East along a projection of said right-of-way line for a distance of 60 feet; thence turn a deflection angle of 90 degrees 00 minutes to the left and run northerly parallel with the East side of said Lot 40 for a distance of 120 feet to a point on the South right-of-way line of Illinois Central Railroad; thence turn a deflection angle of 90 degrees 00 minutes to the left and run along said right-of-way line for a distance of 60 feet to the Northeast corner of said Lot 40; thence run Southerly along the East side of said Lot 40 for a distance of 120 feet to the PONT OF BEGINNING and having egressingress rights-of-way to add from herein described lot to La Verde Drive; subject to servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Except:

1st

Mortgagor : RODNEY DEWAYNE WELCH
Mortgagee : CITICORP TRUST BANK FSB
Instrument Type : MORTGAGE
Instrument Number : 1545835
Recorded Date : 9/29/2009
Amount : 66,589.21

2nd

Mortgagor : CITIBANK NA
RODNEY DEWAYNE WELCH
Mortgagee : BAYVIEW LOAN SERVICING LLC
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1613346
Recorded Date : 9/27/2012

3rd

Mortgagor : US BANK TRUST NA-TRUSTEE
RODNEY DEWAYNE WELCH
Mortgagee : UMB BANK NA-TRUSTEE
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1742940
Recorded Date : 11/27/2017

4th

Mortgagor : BAYVIEW LOAN SERVICING LLC
RODNEY DEWAYNE WELCH
Mortgagee : BAYVIEW DISPOSITIONS IIIA LLC
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1769323
Recorded Date : 1/25/2019

5th

Mortgagor : RODNEY DEWAYNE WELCH
Mortgagee : RUSHMORE LOAN MANAGEMENT SERVICES LLC
Instrument Type : MODIFICATION
Instrument Number : 1792744
Recorded Date : 2/3/2020

6th

Mortgagor : RODNEY WELCH
Mortgagee : TREY GEORGE
Instrument Type : JUDGMENT
Instrument Number : 1831993
Recorded Date : 7/23/2021

7th

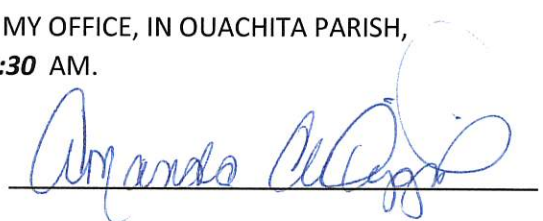
Mortgagor : UMB BANK NATIONAL ASSOCIATION-TRUSTEE
LMAT LEGAL TITLE TRUST 2014-RLP1
RODNEY DEWAYNE WELCH
Mortgagee : WILMINGTON TRUST NATIONAL ASSOCIATION-TRUSTEE
Instrument Type : ASSIGNMENT OF MORTGAGE
Instrument Number : 1891402
Recorded Date : 3/5/2024

8th

Mortgagor : RODNEY DEWAYNE WELCH
Mortgagee : WILMINGTON TRUST NATIONAL ASSOCIATION-TRUSTEE
Instrument Type : NOTICE OF SEIZURE
Instrument Number : 1895543
Recorded Date : 5/20/2024
Amount : \$66,526.66

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 5TH DAY OF February, **2025**, at **8:30** AM.

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

Deputy Clerk and Ex-officio Recorder
Ouachita, Louisiana