

State of Louisiana
Parish of Ouachita



Office of Clerk and Ex-Officio Recorder

Cert#1870-1

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

ELLEN MAE BENTY

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:

SEE ATTACHED LEGAL DESCRIPTION

Except:

1st

Mortgagor : ELLEN MAE BENTY
Mortgagee : IBERIA BANK
Instrument Type : MORTGAGE
Instrument Number : 1594605
Recorded Date : 11/29/2011
Amount : 100,000.00

2nd

Mortgagor : ELLEN MAE BENTY
Mortgagee : IBERIA BANK
Instrument Type : REINSCRIPTION MORTGAGE
Instrument Number : 1829003
Recorded Date : 6/16/2021

3rd

Mortgagor : ELLEN MAE-ESTATE BENTY
Mortgagee : FIRST HORIZON BANK
Instrument Type : JUDGMENT
Instrument Number : 1904185
Recorded Date : 10/9/2024

4th

Mortgagor : ELLEN MAE-ESTATE & UNOPEND SUC BENTY

Mortgagee : FIRST HORIZON BANK

Instrument Type : NOTICE OF SEIZURE

Instrument Number : 1906638

Recorded Date : 11/21/2024

Amount : \$61,256.58

EXCEPTING TAXES AND RESTRICTIONS.

GIVEN UNDER MY HAND AND SEAL, OFFICIALLY, AT MY OFFICE, IN OUACHITA PARISH,
LOUISIANA, ON THIS THE 29TH DAY OF January A.D., **2025**, at **8:30** AM.

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

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

LEGAL DESCRIPTION FOR MORTGAGE CERTIFICATE
ON ELLEN MAE BENTY DATED JANUARY 29, 2025

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.03 ACRES, MORE OR LESS, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF SUBDIVISION OF LOTS B, C, 18 AND 24 OF CAMP RUBEN SUBDIVISION IN LOTS 1 AND 2 AND NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, SAID SUBDIVISION BEING RECORDED IN THE RECORDS OF OUACHITA PARISH, LOUISIANA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF JOHNSON DRIVE A DISTANCE OF 293.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES RIGHT, CONTINUE SOUTHERLY A DISTANCE OF 50.0 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON ROAD A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING; THENCE TURNING A DEFLECTION ANGLE OF 85 DEGREES 13 MINUTES 22 SECONDS RIGHT, CONTINUE SOUTHEASTERLY A DISTANCE OF 402.97 FEET; THENCE TURNING A DEFLECTION ANGLE OF 100 DEGREES 48 MINUTES 05 SECONDS RIGHT CONTINUE NORTHWESTERLY A DISTANCE OF 200.00 FEET; THENCE TURNING A DEFLECTION ANGLE OF 25 DEGREES 02 MINUTES 07 SECONDS LEFT, CONTINUE SOUTHWESTERLY A DISTANCE OF 59.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 112 DEGREES 02 MINUTES 05 SECONDS RIGHT, CONTINUE NORTHEASTERLY A DISTANCE OF 400.36 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 86 DEGREES 58 MINUTES 35 SECONDS RIGHT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON DRIVE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

AND

THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.03 ACRES, MORE OR LESS, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF SUBDIVISION OF LOTS B, C, 18 AND 24 OF CAMP RUBEN SUBDIVISION IN LOTS 1 AND 2 AND NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, SAID SUBDIVISION BEING RECORDED IN THE RECORDS OF OUACHITA PARISH LOUISIANA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF JOHNSON DRIVE A DISTANCE OF 293.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES RIGHT, CONTINUE SOUTHERLY A DISTANCE OF 50.0 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON ROAD A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING; THENCE TURNING A DEFLECTION ANGLE OF 85 DEGREES 13 MINUTES 22 SECONDS RIGHT, CONTINUE SOUTHEASTERLY A DISTANCE OF 402.97 FEET; THENCE TURNING A DEFLECTION ANGLE OF 100 DEGREES 48 MINUTES 05 SECONDS RIGHT CONTINUE NORTHWESTERLY A DISTANCE OF 200.00 FEET; THENCE TURNING A DEFLECTION ANGLE OF 25 DEGREES 02 MINUTES 07 SECONDS LEFT, CONTINUE SOUTHWESTERLY A DISTANCE OF 59.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 112 DEGREES 02 MINUTES 05 SECONDS RIGHT, CONTINUE NORTHEASTERLY A DISTANCE OF 400.36 FEET TO

THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 86 DEGREES 58 MINUTES 35 SECONDS RIGHT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON DRIVE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

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 214 RUBEN JOHNSON ROAD, WEST MONROE, LA 71292.