

**STATE OF LOUISIANA
PARISH OF WASHINGTON
MORTGAGE CERTIFICATE GOOD FOR ONLY 90 DAYS**

MORTGAGE CERTIFICATE

I, Tricia Annwood Stewart, the undersigned Deputy Clerk of Court and Ex-Officio Recorder of Mortgages in and for the Parish of Washington, State of Louisiana, do hereby certify that I have made a careful examination of the indices of the mortgage records of the Parish of Washington, State of Louisiana, in the exact names(s) shown below affecting the property described hereinbelow. Although this certificate may show additional names similar to the names(s) listed below, this certificate only certifies the exact name(s) stated below in accordance with La. R.S. 9:2743.

I hereby certify that there are no mortgages, liens, judgments or other instruments evidencing privileges in the exact name(s) affecting the herein below described property except as shown below:--

NAME(S)

**THE UNOPENED SUCCESSION OF AND UNKNOWN HEIRS OF JOHNNIE RAY
THOMAS**

**JOHNNIE RAY THOMAS
JOHNNIE R. THOMAS
JOHNNIE THOMAS
DEBRA ELAINE KAHL THOMAS
DEBRA ELAINE KAHL
DEBRA E. KAHL
DEBRA KAHL
DEBRA ELAINE THOMAS
DEBRA E. THOMAS
DEBRA THOMAS
DEBRA KAHL THOMAS
DEBRA K. THOMAS**

DESCRIPTION OF PROPERTY

That certain portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, more particularly described as follows, to-wit:

From the corner common to Sections 19, 20, 29 and 30, Township 1 South, Range 12 East, run north 00 degrees 20 minutes 47 seconds east a distance of 668.65 feet; thence south 89 degrees 39 minutes 13 seconds east a distance of 879.66 feet to the point of beginning.

From the point of beginning, run north 00 degrees 20 minutes 47 seconds east a distance of 495.19 feet; thence south 89 degrees 39 minutes 31 seconds east a distance of 448.73 feet; thence south 00 degrees 06 minutes 12 seconds east a distance of 495.20 feet; thence north 89 degrees 39 minutes 13 seconds west a distance of 452.62 feet to the point of beginning; said parcel contains 5.123 acres and being more fully shown on plat of proposed partition in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, by James J. Jones & Assoc., Inc., numbered 03-044M, dated January 3, 2005, revised January 19, 2005 and July 29, 2005, and being designated as Lot 8 of Thomas-Wood Estates.

Together with and subject to a predial servitude for purposes of ingress and egress, being a covenant running with the land, described as follows, to-wit: A certain parcel of ground situated in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, and being more fully

described as follows: From the corner common to Sections 19, 20, 29 and 30, run north 00 degrees 20 minutes 47 seconds east a distance of 648.65 feet to the point of beginning.

From the point of beginning, continue north 00 degrees 20 minutes 47 seconds east a distance of 40.00 feet; thence south 89 degrees 39 minutes 13 seconds east a distance of 419.83 feet; thence north 00 degrees 20 minutes 47 seconds east a distance of 2025.96 feet; thence south 50 degrees 18 minutes 42 seconds east a distance of 152.24 feet; thence south 88 degrees 46 minutes 32 seconds west a distance of 77.77 feet; thence south 00 degrees 20 minutes 47 seconds west a distance of 1927.31 feet; thence south 89 degrees 39 minutes 13 seconds east a distance of 832.29 feet; thence north 00 degrees 06 minutes 12 seconds west a distance of 1479.93 feet; thence south 69 degrees 18 minutes 34 seconds east a distance of 42.79 feet; thence south 00 degrees 06 minutes 12 seconds east a distance of 1505.05 feet; thence north 89 degrees 39 minutes 13 seconds west a distance of 1332.44 feet to the point of beginning. Said parcel being more fully shown on a plat of proposed partition in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, by James J. Jones & Assoc. , Inc., numbered 03-044-M, dated January 3, 2005, revised January 19, 2005 and July 29, 2005 which survey is attached as Exhibit A to act of record in COB 568, page 597 and the act of record in COB 579, page 322, Washington Parish, Louisiana, and subject to those restrictions and covenants for Thomas-Wood Estates also filed in COB 568, page 597, Washington Parish, Louisiana.

The predial servitude for ingress and egress described hereinabove has been dedicated to the Washington Parish Government by act of record in COB 656, page 299, Washington Parish, Louisiana.

OTHER THAN:

1.

JUDGMENT: In the matter styled Parish National Bank Versus No. 57,987-C Debbie Thomas, 22 Judicial District Court, State of Louisiana, Parish of Washington; It is therefore ordered, adjudged and decreed that the plaintiff Parish National Bank Do have and recover judgment against the defendant Debbie Thomas for the sum of \$1,124.66, together with interest at the rate of 22.50 per cent per annum from maturity until paid, provided that beginning one year after maturity the rate shall be 18 per cent per annum until paid in full together with 25 per cent of the aggregate/of principal and interest as attorney fees, together with all costs of this suit. Judgment rendered, read and signed in open Court at Franklinton, Louisiana on this, the 9th day of June, 1986. Signed by Dewaine Seal, Clerk of Court; of record in MOB 373 Page 443 of the official records of Washington Parish, Louisiana.

2.

MORTGAGE: Executed by Johnnie Ray Thomas and Debra Elaine Kahl Thomas, before G. Wayne Kuhn, Notary Public, dated August 7, 2015 in favor of Whitney Bank; "Note" means the promissory note signed by Borrower and dated August 7, 2015; The Note states that Borrower owes Lender \$236,970.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2045; of record in MOB 1042 Page 70 of the official records of Washington Parish, Louisiana.

3.

LOAN MODIFICATION AGREEMENT (TO A FIXED INTEREST RATE): This Loan Modification Agreement (the "Agreement"), made and effective this 20th day of May, 2016, between Whitney Bank ("Lender") and Johnnie Ray Thomas and Debra Elaine Kahl Thomas ("Borrower"), modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the Note (the "Note") to Lender dated the 08/07/2015, in the original principal sum of U.S. \$236,970.00 and secured by (2) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Rider(s), if any, dated the same date as the Note and recorded in Book or Liber 1042 at page 70, of the Clerk of Court of St. Washington Parish, Louisiana. ... In consideration of the mutual promises and agreements exchanged, Lender and Borrower agree as follows (notwithstanding anything to the contrary contained in the Note and Security

Instrument): 1. Current Balance. As of 11/20/2015, the amount payable under the Note and Security Instrument (the "Unpaid Principal Balance") is U.S. \$ 236,929.00; 2. Interest Rate. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.750%, beginning 07/01/2016, both before and after any default described in the Note. The Yearly rate of 3.750% will remain in effect until principal and interest is paid in full. 3. Monthly payments and Maturity Date. Borrower promises to make monthly payments of principal and interest of U.S. \$1,112.53, beginning on the 1st day of July, 2016 and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. If on 09/01/2045, (the "Maturity Date"), Borrower still owes amounts under the Note and Security Instrument, as amended by this Modification Agreement, the Borrower will pay these amounts in full on the Maturity Date... Signed by Renee M. Lester, Vice President, Whitney Bank; on 5/20/16 before Rachel Crosby, Notary Public and Johnnie Ray Thomas and Debra Elaine Kahl Thomas on 05/20/2016 before G. Wayne Kuhn, Notary Public; of record in MOB 1065 Page 511 of the official record of Washington Parish, Louisiana.

4.

ASSIGNMENT OF MORTGAGE: Be it known that on this day of 05/20/2016 before me, the undersigned Notary Public, duly commissioned and qualified in and for the County and State aforesaid, personally came and appeared: Renee M. Lester, Vice President for Whitney Bank does hereby assign, transfer, and deliver to Mortgage Electronic Registration Systems, Inc (MERS) Its successors and/or assigns, P.O. Box 2026, Flint, Michigan 48501-2026 as nominee for JP Morgan Chase Bank, N.A. its successors and assigns, P.O. Box 8000, Monroe, LA 71211 all its rights, title and interest in without recourse, one certain mortgage dated 08/07/2015 in the original sum of \$ 236,970.00 made and subscribed by: Johnnie Ray Thomas and Debra Elaine Kahl Thomas, payable to the order of Whitney Bank. Which mortgage is secured by a mortgage of even date there with, executed by the same parties, in the same amount, and so paraphed by a Notary Public on the following described property located in Washington Parish, Louisiana. Said Mortgage was executed by the said parties and was then recorded in Washington Parish, Louisiana, on the 7th day of August, 2015, in MOB 1042, Page 70, File Number 2015-003488, said mortgage was modified by the said parties and was then recorded in Washington Parish, Louisiana, on the __ day of __, 20 __, in MOB 1065 Page 511, File Number __, which mortgage is also assigned herewith. Thus done and passed in my office in Gulfport, Mississippi, on the day, month and year first above written, in the presence of the undersigned competent witnesses, who signed these presents with said Appearer and me, Notary, after due reading of the whole. Signed by Whitney Bank, By Renee M. Lester, Vice President before Rachel Crosby, Notary Public; of record in MOB 1065 Page 518 of the official record of Washington Parish, Louisiana.

5.

LOUISIANA ASSIGNMENT OF MORTGAGE: For Value Received, Mortgage Electronic Registration Systems, Inc. (MERS), the undersigned holder of a Mortgage (herein "Assignor") does hereby grant, sell assign, transfer and convey, into JPMorgan Chase Bank, National Association, herein "Assignee"), whose address is 700 Kansas Lane, MC 8000, Monroe, LA 71203, all beneficial interest under a certain Mortgage dated August 7, 2015 and recorded on August 7, 2015, made and executed by Johnnie Ray Thomas and Debra Elaine Kahl Thomas, to and in favor of Whitney Bank, upon the following described property situated in Washington Parish, State of Louisiana: Property Address: 52125 Oak Ridge Drive, Franklinton, LA 70438 such Mortgage having been given to secure payment of \$236,929.00, which Mortgage is of record in Book, Volume, or Liber No. 1042, at Page 70(or as Instrument No. 2015-003488), in the Office of the Town Clerk of Washington Parish, State of Louisiana; Assignor acknowledges that all of its interest in and to the Mortgage, and corresponding obligations, if any, were transferred to the Assignee, as defined herein, on a date prior to September 17, 2019; To have and to hold the same unto Assignee, its successor and assigns, forever, subject only to the terms and conditions of the above-

described Mortgage. In witness whereof, the undersigned Assignor has executed this Assignment of Mortgage on 09/27/2019. Signed by Assignor: Mortgage Electronic Registration Systems, Inc. (MERS) By: Devra Pridgett, Vice President before Eva Reese, Notary Public; of record in MOB 1164 Page 133 of the official records of Washington Parish, Louisiana.

6.

ASSIGNMENT OF MORTGAGE: For value received, the sufficiency of which is hereby acknowledged, JPMorgan Chase Bank, National Association, 700 Kansas Lane MC 8000, Monroe, LA 71203, by these presents does convey, assign, transfer and set over to: Nationstar Mortgage LLC, 8950 Cypress Waters Blvd Coppell, TX 75019, the described Mortgage, with all interest, all liens, and any rights due or to become due thereon. Said Mortgage is recorded in the Washington Parish, LA Official Records. Original Mortgagor: Johnnie Ray Thomas and Debra Elaine Kahl Thomas Original Mortgagee: Whitney Bank; Dated: 08/07/2015 Recorded: 08/07/2015 Instrument: 2015-003488 Book: 1042 Page: 70 in Washington Parish, LA Loan Amount: \$236,970.00; Property Address: 52125 Oak Ridge Drive, Franklinton, LA 70438; Date: 02-19-2025. JPMorgan Chase Bank, National Association By: Mary C Whitfield, Vice President- DOC Execution before Eva Reese, Notary Public; of record in MOB 1333 Page 465 of the official records of Washington Parish, Louisiana.

7.

NOTICE OF SEIZURE: In the matter styled Nationstar Mortgage LLC Versus NO. 120911 The Unopened Succession of and Unknown Heirs of Johnnie Ray Thomas A/K/A Johnnie Ray Thomas A/K/A Johnnie R. Thomas A/K/A Johnnie Thomas and Debra Elaine Kahl Thomas A/K/A Debra Elaine Kahl A/K/A Debra E. Kahl A/K/A Debra Kahl A/K/A Debra Elaine Thomas A/K/A Debra E. Thomas A/K/A Debra Thomas A/K/A Debra Kahl Thomas A/K/A Debra K. Thomas, 22nd Judicial District Court, Parish of Washington, State of Louisiana; To the Clerk of Court and Ex-Officio Recorder of Mortgage in and for the Parish of Washington, State of Louisiana, and all other persons concerned. NOTICE is hereby given that I am this day seizing, in accordance with the provisions of R. S. 13:3851 through 13:3861, the following described property, to-wit:....; as the property of The Unopened Succession of and Unknown Heirs of Johnnie Ray Thomas A/K/A Johnnie Ray Thomas A/K/A Johnnie R. Thomas A/K/A Johnnie Thomas and Debra Elaine Kahl Thomas A/K/A Debra Elaine Thomas A/K/A Debra E. Kahl A/K/A Debra Kahl A/K/A Debra Elaine Kahl A/K/A Debra E. Thomas A/K/A Debra Thomas A/K/A Debra Kahl Thomas A/K/A Debra K. Thomas under a Writ of SEIZURE issued on May 27, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$185,996.98, with interest, attorney fees, and costs, this the 13th day of June, 2025; signed By: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1336 Page 350 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 12th DAY OF AUGUST, 2025 AT 8:43 A.M.



TRICIA ANNWOOD STEWART, DEPUTY CLERK OF COURT

THIS MORTGAGE CERTIFICATE IS CERTIFIED BACK FOR A PERIOD OF 40 YEARS FROM THE DATE OF THIS CERTIFICATE AND DOES NOT INCLUDE ANYTHING FILED AFTER 08/12/2025 AT 8:43 A.M.