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

MORTGAGE CERTIFICATE

I, Traci Thomas, 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)

SONYA D. PHILLIPS [redacted]
SONYA D. HILL [redacted]
SONYA D. HILL PHILLIPS [redacted]
SONYA PHILLIPS [redacted]
SONYA DAWN PHILLIPS [redacted]
SONYA DAWN HILL PHILLIPS [redacted]
SONYA HILL [redacted]
SONYA DAWN HILL [redacted]
MICHAEL J. PHILLIPS [redacted]
MICHAEL JULIUS PHILLIPS [redacted]
MICHAEL PHILLIPS [redacted]

DESCRIPTION OF PROPERTY

A certain parcel of ground situated in Section 15, Township 2 South, Range 13 East, Washington Parish, Louisiana, and more fully described as follows:

From the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 15, T-2-S, R-13-E, run North 89 degrees 23 minutes East a distance of 992.96 feet; thence North 00 degrees 03 minutes 37 seconds East a distance of 812.98 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING, continue North 00 degrees 03 minutes 37 seconds East a distance of 57.83 feet; thence North 61 degrees 03 minutes 08 seconds East a distance of 5.33 feet; thence North 59 degrees 28 minutes 46 seconds East a distance of 344.06 feet; thence South 00 degrees 03 minutes 37 seconds West a distance of 231.90 feet; thence South 89 degrees 23 minutes 00 seconds West a distance of 300.89 feet to the POINT OF BEGINNING;

Said parcel contains 1.000 acres, all as per survey by James J. Jones & Assoc., Inc. numbered 00-021-2 and dated 3/03/2000. Together with all the buildings and improvements thereon, and all of the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining.

OTHER THAN:

1.

ACT OF MORTGAGE: Executed by Michael J. Phillips & Sonya D. Phillips, before William A. Lepore, Notary Public, dated March 13, 2000 in favor of Jim Walter Homes, Inc. ("Lender"); ... has executed in connection with said Building Contract a certain Promissory Note of even date herewith for the sum of One hundred ninety seven

thousand three hundred fifty two - 00/100 Dollars (which sum includes an Amount Financed of $66,650.00 and a precomputed Finance Charge of $130,702.00) payable to the order of Mortgagee in 360 monthly installments of $548.20 each, the first installment being due and payable on the "Payment Commencement Date" as set forth in the Completion Notice ... and one installment to become due on the same day of each succeeding month until payment in full. If not sooner paid, the entire outstanding indebtedness shall be due and payable 360 months from the Payment Commencement Date. Said Promissory Note was paraphed "ne varietur" for identification herewith by the undersigned Notary Public; of record in MOB 556 Page 90 of the official records of Washington Parish, Louisiana.

2.

LOUISIANA ASSIGNMENT OF MORTGAGE: For Value Received, the undersigned Jim Walter Homes, Inc., ("Assignor"), a Florida corporation at 1500 North Dale Mabry Highway, Tampa, Florida 33607, does grant, bargain, sell, assign, transfer and set over unto Mid-State Homes, Inc. ("Assignee"), a Florida corporation at 1500 North Dale Mabry Highway, Tampa, Florida 33607, its successors and assigns, without recourse that certain mortgage from Michael J. Phillips and Sonya D. Phillips in favor of Assignor, in the amount of $197,352.00, dated March 13, 2000, together with the debt thereby secured, the note therein described, and all interest of the undersigned in and to the land and property affected by said mortgage, which appears of record in Mortgage Book (original) 556, Page (Bundle)090, in the office of the Clerk of Court and Recorder of Mortgages in and for the Parish of Washington, State of Louisiana... this 19 day of May, 2000 by Jim Walter Homes, Inc. By: Lane Hudson, Vice President before Sally A. Leon, Notary Public; of record in MOB 561 Page 760 of the official records of Washington Parish, Louisiana.

3.

LOUISIANA ASSIGNMENT OF MORTGAGE INTEREST: This Assignment of Mortgage Interest dated May 19, 2000, from Mid-State Homes, Inc. ("Assignor"), a Florida corporation having an office at 1500 North Dale Mabry Highway, Tampa, Florida 33607 to Mid-State Trust V ("Assignee"), a business trust created under the laws of Delaware pursuant to a Trust Agreement dated as of February 27, 1995, operating by and through William J. Wade, not in his individual capacity but solely as trustee of Mid-State Trust V, having an address of William J. Wade, c/o Richards, Layton & Finger, One Rodney Square, Wilmington, Delaware, 19890; WITNESSETH: 1. For Value Received, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, that certain mortgage, described hereinafter, together with the debts thereby secured, the notes therein described, and all interest of the undersigned in and to the lands and property conveyed by said mortgage without recourse; said mortgage appears of record at MTg Book 556, Page 090 in the Public Records of Washington Parish, Louisiana. 2. Description of Mortgage: a) Name(s) of Mortgagor(s): Michael J. Phillips & Sonya D. Phillips b) Amount of Mortgage: 197,352.00 c) Name of Original Mortgagee: Jim Walter Homes Inc. d) Date of Execution of Mortgage: March 13, 2000 ... signed by Mid-State Homes, Inc. By: Robert J. Grant, Vice President before Sally A. Leon, Notary Public; of record in MOB 561 Page 761 of the official records of Washington Parish, Louisiana.

4.

LOUISIANA-ASSIGNMENT OF MORTGAGE: This Assignment of Mortgage, dated May 19, 2000, from Mid-State Trust V (the "Trust" and "Assignor"), a business trust created under the laws of Delaware pursuant to a trust agreement dated as of February 27, 1995, operating by and through William J. Wade, not in his individual capacity but solely as trustee of Mid-State Trust V, having an address of William J. Wade, c/o Richards, Layton & Finger, One Rodney Square, Wilmington, Delaware, 19890 to First Union National Bank, formerly known as First Union National Bank of North Carolina, a national banking association, as Trustee, having an office at 230 South Tryon Street, Charlotte, North Carolina 28288-1179 ("Assignee"); WITNESSETH: 1. For Value Received, Assignor does hereby sell, assign, transfer and set over unto Assignee, its

successors and assigns, as Trustee under an Variable Funding Loan Agreement dated as of March 3, 1995, (the "Loan Agreement") and does mortgage and grant a security interest in that certain mortgage, described hereinafter, together with the debts thereby secured, the notes therein described, and all interest and lien of the Assignor in and to the lands and property conveyed by said mortgage without recourse; said mortgage appears of record at MTG Book 556, Page 090 in the Public Records of Washington Parish, Louisiana. 2. Description of Mortgage: a) Name(s) of Mortgagor(s): Michael J. Phillips & Sonya D. Phillips b) Amount of Mortgage: 197,352.00 c) Name of original Mortgagee: Jim Walter Homes Inc. d) Date of execution of Mortgage: March 13, 2000 ... Mid-State Trust V By: William J. Wade, trustee, not in his individual capacity but solely as Trustee of Mid-State Trust V signed By: Mid-State Homes, Inc., Attorney-in-Fact Robert J. Grant, Vice President before Sally A. Leon, Notary Public; of record in MOB 561 Page 762 of the official records of Washington Parish, Louisiana.

5.

JUDGMENT: In the matter styled United Companies Lending Corporation VS. Michael Phillips and Sonya Phillips, Docket No. 79,269 Div. E, 22nd Judicial Dist. Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that there be judgment in favor of plaintiff, United Companies Lending Corporation, and against the defendants, Michael Phillips and Sonya Phillips, in solido, in the amount of $25,155.48, together with interest at the rate of 11.500% per annum from February 1, 1999, until paid, plus late charges of $134.55, advances of $713.55, for taxes, insurance and care and preservation of the property, both as of November 10, 1999, attorney's fees of 25% of all principal and interest due, and all costs of this proceeding, subject to a credit of the net Sheriff Sale price of $3,295.31, as of November 10, 1999. Judgment read, rendered and signed at Franklinton, Louisiana, on this 20 day of November, 2000; signed by Honorable Larry J. Green, 22nd Judicial District Court Judge; of record in MOB 567 Page 706 of the official records of Washington Parish, Louisiana.

6.

LOUISIANA ASSIGNMENT OF MORTGAGES: (1) First Union National Bank, as Collateral Agent, and Mid-State Trust V, a business trust, to Mid-State Trust IX; For Value Received, the undersigned, First Union National Bank, a national banking association, with corporate trust offices at 230 South Tryon Street, Charlotte, North Carolina 28288-1179, and Mid-State Trust V, a business trust, whose address is c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890 ("Assignors"), does grant, bargain, sell, assign, transfer and set over unto Mid-State Trust IX, a business trust created under the laws of Delaware pursuant to a Trust Agreement dated as of February 5, 2001, whose address is c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890 its successors and assigns, without recourse, those certain mortgages, together with the debts thereby secured, the notes therein described, and all interest of the undersigned in and to the lands and property conveyed by said mortgages that appear of record in the office of the Clerk of Court and Recorder of Mortgages in and for the Parish of Washington, Louisiana, and all of which are more fully described in the document marked Exhibit A, attached hereto, incorporated herein and made a part hereof... this 1st day of March, 2001 by First Union National Bank, as Collateral Agent By: Robert Ashbaugh, Vice President before Sylvia Smith, Notary Public and Mid-State Trust V By: William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust V before Jean Mayes, Notary Public; Exhibit A ... Acct No. 710023, Obligor(s) Phillips Michael J and Phillips Sonya D, M.O.B. Mort Bk 556 Page 090, Orig Bal. 197,352.00; of record in MOB 578 Page 558 of the official records of Washington Parish, Louisiana.

7.

LOUISIANA ASSIGNMENT OF MORTGAGES: (2) Mid-State Trust IX, a business trust, to First Union National Bank, as Collateral Agent; For Value Received, the undersigned, Mid-State Trust IX (hereinafter referred to as the "Trust" or the "Assignor"), a business trust created under the laws of Delaware pursuant to a Trust Agreement dated as of February 5, 2001, and having an address of c/o Wilmington Trust Company, Rodney

Square North, Wilmington, Delaware 19890, does grant, bargain, sell, assign, transfer, set over, mortgage and grant a security interest in, to First Union National Bank, with corporate trust offices at 230 South Tryon Street, Charlotte, North Carolina 28288-1179, its successors and assigns, as Collateral Agent under a Variable Funding Loan Agreement dated as of February 5, 2001, (the "Loan Agreement") those certain mortgages, together with the debts thereby secured, the notes therein described, and all of the interest of the undersigned in and to the lands and property conveyed by said mortgages that appear of record in the office of the Clerk of Court and Recorder of Mortgages in and for the Parish of Washington, State of Louisiana, and are more fully described in the document marked Exhibit A, attached hereto, incorporated herein and made a part hereof... this 1st day of March, 2001 by Mid-State Trust IX By: William J. Wade, not in his individual capacity, but solely as trustee of Mid-State Trust IX before Jean Mayes, Notary Public; Exhibit A ... Acct No. 710023, Obligor(s) Phillips Michael J and Phillips Sonya D, M.O.B. Mort Bk 556 Page 090, Orig Bal. 197,352.00; of record in MOB 578 Page 561 of the official records of Washington Parish, Louisiana.

8.

ASSIGNMENT OF JUDGMENT AND NOTE: Docket No. 79,269 Div. E, Court: 22nd Judicial District Court, Parish of Washington, State of Louisiana, Plaintiff: United Companies Lending Corporation, Defendants: Michael Philips and Sonya Phillips, Assignor: United Companies Lending Corporation, Assignee: CBAN Investments, L.L.C.; For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the above named Assignor hereby assigns, transfers and sets over to the above named Assignee, without recourse, all of Assignor's rights, title and interest in and to the following described Judgment and Note: Judgment rendered in the above referenced cause of action against Defendant for a deficiency claim comprised of unpaid principal, interest, costs and attorney's fees, resulting from the foreclosure which occurred on or about November 10, 1999 in Washington Parish, Louisiana, a copy of which Judgment is attached hereto, designated as Exhibit "A" and incorporated herein by reference. See MOB 567 pg. 706. Assignee shall have the full right to maintain an action in the claims hereby assigned and to settle, compromise, and reassign such claims and to release in full or part the liability thereunder. This assignment is made by Assignor and accepted by Assignee without warranty. So assigned this the _____ day of January 18, 2005; signed by United Companies Lending Corporation By: Douglas E. Barfield, its Vice President before Amanda S. Hayden, Notary Public; of record in MOB 692 Page 655 of the official records of Washington Parish, Louisiana.

9.

LOUISIANA-ASSIGNMENT OF MORTGAGE: (1) US Bank, National Association, successor in interest to Wachovia Bank, National Association, successor by merger to First Union National Bank, as Collateral Agent, to William J. Wade, as Trustee of Mid-State Trust IX, a business trust (2) William J. Wade, as Trustee of Mid-State Trust IX, a business trust, to Bruce L. Bisson, as Trustee of Mid-State Trust X (1) US Bank, National Association, successor in interest to Wachovia Bank, National Association, successor by merger to First Union National Bank, as Collateral Agent, to William J. Wade, as Trustee of Mid-State Trust IX, a business trust; This Assignment of Mortgage, dated December 19, 2008, from US Bank, National Association, successor in interest to Wachovia Bank, National Association, successor by merger to First Union National Bank ("Assignor"), c/o P.O. Box 31601, Tampa, Florida 33631-3601, its successors and assigns, as Collateral Agent under a Variable Funding Loan Agreement dated February 5, 2001 ("Loan Agreement"), does hereby grant, bargain, sell, assign, transfer, convey and set over unto to William J. Wade, not in his individual capacity but solely as trustee of Mid-State Trust IX, a business trust created under the laws of Delaware pursuant to a trust agreement dated as of February 5, 2001, having an address of William J. Wade c/o Wilmington Trust Company, 1100 N. Market St., Wilmington, Delaware 19890, Attention: Corporate Trust Department ("Assignee"); WITNESSETH: 1. For Value Received, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, as Trustee under a Variable Funding Loan Agreement dated as of February 5, 2001, (the "Loan Agreement") and does mortgage and grant security

interest in those certain mortgages contained on 'Exhibit A' attached hereto, together with the debts thereby secured, the notes therein described, and all interest and liens of the Assignor in and to the lands and property conveyed by said mortgages without recourse; said mortgages appears of record in the Public Records of Washington Parish, Louisiana... US Bank, National Association, successor in interest to Wachovia Bank, National Association, successor by merger to First Union National Bank, Collateral Agent signed By: Walter Mortgage Company, successor by merger to Mid-State Homes, Inc. Attorney-in-Fact for US Bank, National Association By: C.T. Witherington, Senior Vice President before Linda Morejon, Notary Public; of record in MOB 849 Page 325 of the official records of Washington Parish, Louisiana.

10.

DISCHARGE OF DEBTOR: United States Bankruptcy Court, Eastern District of Louisiana, Case No. 05-17088, Chapter 7, In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address): Michael J. Phillips, 60288 Dollar Rd. Angie, LA 70426, [redacted] and Sonya D. Phillips, 60288 Dollar Rd. Angie, LA 70426, [redacted] It appearing that the debtor is entitled to a discharge, IT IS ORDERED: The debtor is granted a discharge under section 727 of title 11, United States Code, (the Bankruptcy Code). Dated: 1/23/06, By the Court (name illegible) United States Bankruptcy Judge; of record in MOB 854 Page 199 of the official records of Washington Parish, Louisiana.

11.

JUDGMENT: In the matter styled Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector of Washington Parish Versus Sonya Phillips, Individually and D/B/A Small Town Coffee & Tea, 22nd Judicial District Court, Number 116602 Div "I", Parish of Washington, State of Louisiana; Orders, adjudges and decrees that judgment herein is hereby granted in favor of Plaintiff, Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, and against the defendants, Sonya Phillips, individually, and D/B/A Small Town Coffee & Tea, in the full sum of $18,479.58 which sum includes delinquent Washington Parish Sales and Use Tax for tax periods October 2020 through January 2022, interest calculated thereon through January 22, 2022, penalties, including an additional 10% for attorney's fees as provided in paragraph 6 of the petition, deficiencies and estimated court costs; and in addition thereto judgment for any delinquent taxes, penalties and interest accruing from the date of calculation referenced above, together with attorney's fees thereon; judgment for all court costs of this proceeding; and judgment for legal interest from the date of judicial demand until paid. It is further ordered, adjudged and decreed that defendants, Sonya Phillips, individually, and D/B/A Small Town Coffee & Tea, are to cease from further pursuit of business activities in Washington Parish until such time as said defendants have paid to Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, in the form of certified funds, money order or exact cash through petitioner's attorneys of record, the full sum of $18,479.58, which sum includes delinquent and/or underpaid Washington Parish Sales and Use Tax for tax periods October 2020 through January 2022, interest calculated thereon through January 22, 2022, penalties including an additional 10% for attorney's fees as provided in paragraph 6 of the petition, in addition thereto payment of any additional delinquent Sales and Use Tax accruing and penalties and interest thereon from the date of calculation referenced herein together with attorney's fees thereon; payment for all court costs of this proceeding; and payment for legal interest from the date of judicial demand until paid; and It is further ordered, adjudged and decreed that upon defendants' full payment of $18,479.58, through the petitioner's attorney of record in the form of certified check, money order or exact cash, this judgment is fully satisfied; Judgment read, rendered, and signed in Franklinton, Louisiana, this 14 day of June, 2022; signed by Honorable R. Badeaux, Judge, 22nd Judicial District Court, Washington Parish, Louisiana; of record in MOB 1252 Page 314 of the official records of Washington Parish, Louisiana.

12.

NOTICE OF STATE TAX ASSESSMENT AND LIEN: Sonya Phillips, 530 Superior Ave, Bogalusa LA 70427-2629; Parish: Washington; Date: 08/4/2022; Serial Number: [redacted]; LA Tax #: [redacted]; Kind of Tax: Sales, Account ID: [redacted], Tax Period Ended: 09/30/2020-06/30/2022, Interest Date: 8/4/2022, Unpaid Balance of Assessment: $4,277.59; Kind of Tax: Withholding, Account ID: 1609188-001, Tax Period Ended: 09/30/2020-06/30/2022, Interest Date: 8/3/2022, Unpaid Balance of Assessment: $12,448.32; Total $16,725.91; Interest as provided by R.S. 47:1601 will continue to accrue on the unpaid tax from the dates listed above until paid; All costs of recording this lien are also due; August 4, 2022; Signed by: Baton Rouge, Louisiana, Secretary of Revenue State of Louisiana By: Velecial S. Rodman, Collection Division; of record in MOB 1256 Page 532 of the official records of Washington Parish, Louisiana.

13.

NOTICE OF FIRST LIEN, PRIVILEGE AND MORTGAGE: In favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies Therein; Tax Lien, Privilege and Mortgage against: Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea; That Sonya Phillips, Individually [redacted]; and d/b/a Small Town Coffee & Tea (Washington Parish Vendor Account [redacted]) is justly and truly indebted unto the Parish of Washington, State of Louisiana for the full sum of $21,434.20 for delinquent Sales and or Use Tax, including penalties and interest for tax periods October 2020 through January 2022; and February 2022 through July 2022, filing and attorney's fees; and further any additional taxes which may have become delinquent, including penalties and interest, accrued thereon from the time of the filing of this instrument until paid in full. That he has caused this Lien to be recorded in the Land Records and Mortgage Records of the Parish of Washington where the said Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea, have property, for the purpose of having same operate as a First Lien, Privilege and Mortgage in favor of the Parish of Washington on all of the property of the said Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea pursuant to but not limited to La. R.S. 47:1501, et seq., and particularly 47:337.65, which said First Lien, Privilege and Mortgage is now in favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington and all taxing bodies therein, for the full payment of said tax, penalties, deficiencies, interest, costs and attorney's fees; signed by Ross F. Lagarde, Attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish, before Jeffrey G. Lagarde, Notary Public; of record in MOB 1271 Page 264 of the official records of Washington Parish, Louisiana.

14.

NOTICE OF FIRST LIEN, PRIVILEGE AND MORTGAGE: In favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies Therein; Tax Lien, Privilege and Mortgage against: Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea; That Sonya Phillips, Individually [redacted]; and d/b/a Small Town Coffee & Tea (Washington Parish Vendor Account [redacted] is justly and truly indebted unto the Parish of Washington, State of Louisiana for the full sum of $3,083.69 for delinquent Sales and or Use Tax, including penalties and interest for tax periods October 2020 through January 2022; February 2022 through July 2022 and February 2023 (Debit Memo) through June 2023, filing and attorney's fees; and further any additional taxes which may have become delinquent, including penalties and interest, accrued thereon from the time of the filing of this instrument until paid in full. That he has caused this Lien to be recorded in the Land Records and Mortgage Records of the Parish of Washington where the said Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea, have property, for the purpose of having same operate as a First Lien, Privilege and Mortgage in favor of the Parish of Washington on all of the property of the said Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea pursuant to but not limited to La. R.S. 47:1501, et seq., and particularly 47:337.65, which said First Lien, Privilege and Mortgage is now in favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington and all taxing bodies

therein, for the full payment of said tax, penalties, deficiencies, interest, costs and attorney's fees; signed by Ross F. Lagarde, Attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish, before Alexander L.H. Reed, Notary Public; of record in MOB 1279 Page 518 of the official records of Washington Parish, Louisiana.

15.

JUDGMENT: In the matter styled Gulfco of Louisiana, LLC, D/B/A Tower Loan of Bogalusa Versus Michael Phillips, A/K/A Michael J. Philips, Number 118598-E, 22nd Judicial District Court, Washington Parish, Louisiana; It is ordered, adjudged and decreed that there be judgment herein in favor of petitioner, Gulfco of Louisiana, LLC, D/B/A Tower Loan of Bogalusa and against said defendant, Michael Phillips, A/K/A Michael J. Phillips, [redacted] in the amount of $7,264.12, together with interest at the rate of 28.47% per annum for one year beginning August 2, 2023, and thereafter at the rate of 18% per annum, until paid in full, for $83.20 in late charges, for all costs of collection, including court costs, and that petitioner's security interest be recognized and maintained. It is further ordered, adjudged and decreed that there be judgment herein in favor of Plaintiff, and against said defendant, Michael Phillips, A/K/A Michael J. Phillips, [redacted] in the amount of 25% of the unpaid debt after default as reasonable attorney's fees. Judgment rendered and signed in Franklinton, Washington Parish, Louisiana, on this the 1 day of December, 2023; signed by Honorable William H. Burris, Judge; of record in MOB 1291 Page 42 of the official records of Washington Parish, Louisiana.

16.

NOTICE OF FIRST LIEN, PRIVILEGE AND MORTGAGE: In favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies Therein; Tax Lien, Privilege and Mortgage against: Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea; That Sonya Phillips, Individually [redacted] and d/b/a Small Town Coffee & Tea (Washington Parish Vendor Account [redacted]) is justly and truly indebted unto the Parish of Washington, State of Louisiana for the full sum of $2,192.07 for delinquent Sales and or Use Tax, including penalties and interest for tax periods July 2023 through February 2024, filing and attorney's fees; and further any additional taxes which may have become delinquent, including penalties and interest, accrued thereon from the time of the filing of this instrument until paid in full. That she has caused this Lien to be recorded in the Land Records and Mortgage Records of the Parish of Washington where the said Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea, have property, for the purpose of having same operate as a First Lien, Privilege and Mortgage in favor of the Parish of Washington on all of the property of the said Sonya Phillips, Individually; and d/b/a Small Town Coffee & Tea pursuant to but not limited to La. R.S. 47:1501, et seq., and particularly 47:337.65, which said First Lien, Privilege and Mortgage is now in favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington and all taxing bodies therein, for the full payment of said tax, penalties, deficiencies, interest, costs and attorney's fees; signed by Jamie M. Butts, Auditor for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish, before Brent Jones, Notary Public; of record in MOB 1298 Page 309 of the official records of Washington Parish, Louisiana.

17.

NOTICE OF SEIZURE: In the matter styled U.S. Bank, N.A., as trustee, successor in interest to Wachovia Bank, National Association, as trustee, successor by merger to First Union National Bank as trustee, for Mid-State Trust X Versus NO. 120806 Sonya D. Phillips and Michael J. Phillips, 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 Sonya D. Phillips and Michael J. Phillips under a Writ of SEIZURE issued on May 20, 2025, by the Twenty-Second Judicial District Court for the Parish of

Washington in the above styled matter to satisfy a claim of $32,609.17, with interest, attorney fees, and costs, this the 27th day of May, 2025; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1334 Page 338 of the official records of Washington Parish, Louisiana.

18.

AFFIDAVIT OF MISSING ASSIGNMENT: Executed by Janalynne Hedden, Vice President of Newrez LLC F/K/A New Penn Financial LLC D/B/A Shellpoint Mortgage Servicing ("Affiant") on Jun 05, 2025 before Jennifer Smith, Notary Public... 3. That Affiant is the servicer or attorney-in-fact for U.S. Bank, N.A., as trustee, successor in interest to Wachovia Bank, National Association, as trustee, successor by merger to First Union National Bank as trustee, for Mid-State Trust X ("Current Mortgagee"), who is the Mortgagee of a certain Mortgage (the "Mortgage") dated on 03/13/2000 made by Michael J Phillips and Sonya D Phillips as Mortgagor(s) to Jim Walter Homes, Inc. as Original Mortgagee, which Mortgage was recorded on 04/05/2000 in the office of the Recorder, Registrar or Clerk of Washington Parish, in the State of LA, in Book 0556 and Page 090 ... 5. That I have examined an abstract of the public records of said Parish, and all known collateral documents in possession of the Affiant, and there appears to be a gap in the chain of assignments of said Mortgage from the Original Mortgagee to the Current Mortgagee. There is at least one assignment between Bruce L. Bisson, as trustee of Mid-State Trust X, and U.S. Bank, N.A., as trustee, successor in interest to Wachovia Bank, National Association, as trustee, successor by merger to First Union National Bank as trustee, for Mid-State Trust X and perhaps others within this gap that do not appear of public record...10. That this affidavit is made to induce the Recorder, Registrar or Clerk of said Parish to accept for recording this instrument, executed and acknowledged by the Affiant, in place of said lost, misplaced or destroyed assignment(s)...; of record in MOB 1335 Page 341 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 12TH DAY OF AUGUST, 2025 AT 8:37 A.M.

Traci Thomas

TRACI THOMAS, 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 8:37 A.M.