

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)

LOGAN NICHOLSON

DESCRIPTION OF PROPERTY

Lot Four (4) and Lot Five (5) of Block Twenty (20) of the L.T. Richardson Addition to the City of Bogalusa, as per plat or map of said Addition on file in the office of the Clerk of Court of Washington Parish, Louisiana, and being in the William Peters Headright Forty-One (41), Township Three (3) South Range Thirteen (13) East.

This property is subject to a Flood Insurance Covenant by Certificate of Compliance and Act of Partial Release recorded on 4/21/12 at COB 764/204 in the records of Washington Parish.

Which has the address of 1510 And 1516 Warren Street, Bogalusa, LA 70427

OTHER THAN:

1.

MORTGAGE: Executed by Logan Nicholson before Jason S. Mickenheim, Notary Public, dated June 2, 2023 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as Nominee for Newrez LLC; "Note" means the promissory note dated June 02, 2023, and signed by each Borrower who is legally obligated for the debt under that promissory note... The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender \$123,232.00 plus interest; Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than July 01, 2053; of record in MOB 1278 Page 37 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as Nominee for Newrez LLC, its successors and assigns does hereby assign, transfer, and deliver, to: Newrez LLC D/B/A Shellpoint Mortgage Servicing, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Logan Nicholson which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 06/02/2023 recorded under Book 1278 and Page 37; Signed on the 23rd day of February, 2024 by Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as Nominee for Newrez LLC, its successors and assigns By: Tracy Rogers, Vice President before Vicky McCoy, Notary Public; of record in MOB 1296 Page 404 of the official records of Washington Parish, Louisiana.

3.

ACT OF CORRECTION OF CLERICAL ERROR: Executed by Jason Scott Mickenheim before Katie Slater, Notary Public dated October 16, 2024; He was the Notary Public before whom an Act of Mortgage and Note was executed on June 2, 2023, by Logan Nicholson in favor of NewRez LLC, recorded on June 07, 2023 in Book 1278, Page 37, File No. 2023-002433, of the records of the Parish of Washington and an Act of Cash Sale was executed on June 2, 2023, by Susan Doub Millet and Walter E. Millet, III in favor of Logan Nicholson, recorded on June 07, 2023 in Book 944, Page 157, File No. 2023-002432, of the records of the Parish of Washington, affecting property designated as 1516 Warren Street, Bogalusa, LA 70427; a minor error was discovered in the legal description of the mortgage, note and act of cash sale, when in fact the correct legal should read as follows:....; of record in MOB 1317 Page 384 of the official records of Washington Parish, Louisiana.

4.

NOTICE OF SEIZURE: In the matter styled Newrez LLC D/B/A Shellpoint Mortgage Servicing Versus NO. 120334 Logan Nicholson, 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 Logan Nicholson under a Writ of SEIZURE issued on January 6, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$122,545.45, with interest, attorney fees, and costs, this the 15th day of January, 2025; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1323 Page 497 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 12TH DAY OF AUGUST, 2025 AT 8:35 A.M.



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 8:35 A.M.