

**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)**

**TAMMY MARIE ARCHOTE**

**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 Washington Parish, Louisiana, more particularly described as follows, to-wit:

FIRST: 3.304 acres of land located in Section 36, Township 2 South, Range 9 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 2 South, Range 9 East and run South 00 degrees 30 minutes 45 seconds West, 82.40 feet; thence South 46 degrees 35 minutes 21 seconds East, 1397.96 feet to the POINT OF BEGINNING;

Thence continue South 46 degrees 35 minutes 21 seconds East, 424.62 feet; thence North 89 degrees 38 minutes 33 seconds East, 350.03 feet; thence North 00 degrees 21 minutes 27 seconds West, 253.72 feet to the South margin of a road; thence South 89 degrees 38 minutes 33 seconds West along the South margin of the road, 98.24 feet; thence North 00 degrees 21 minutes 27 seconds West, 40.0 feet; thence South 89 degrees 38 minutes 33 seconds West, 558.43 feet to the POINT OF BEGINNING.

SECOND: 3.373 acres of land located in Section 36, Township 2 South, Range 9 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 2 South, Range 9 East, and run South 00 degrees 30 minutes 45 minutes West, 82.40 feet; thence run South 46 degrees 35 minutes 21 seconds East, 1822.58 feet; thence North 89 degrees 38 minutes 33 seconds East, 350.03 feet to the POINT OF BEGINNING;

Thence continue North 89 degrees 38 minutes 33 seconds East, 657.02 feet to the center of a gravel road; thence North 31 degrees 54 minutes 08 seconds West along the center of the road, 297.72 feet; thence leave the road and run South 89 degrees 38 minutes 33 seconds West, 501.22 feet; thence South 00 degrees 21 minutes 27 seconds East, 253.72 feet to the POINT OF BEGINNING.

THIRD: 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 36, Township 2 South, Range 9 East, Washington Parish, Louisiana, more particularly described as follows, to-wit: 6.32 acres in the Northeast Quarter of Section 36, Township 2 South, Range 9 East, Washington Parish, Louisiana, described as follows: Beginning at a point described as being South 00 degrees 30 minutes 45 seconds West, 82.4 feet; thence South 46 degrees 35 minutes 21 seconds East, 1397.96



feet from the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 36; thence North 46 degrees 35 minutes West, 385.0 feet; thence North 89 degrees 39 minutes East, 1108.8 feet; thence South 26 degrees 02 minutes East, 295.5 feet; thence South 89 degrees 39 minutes West, 958.8 feet to the POINT OF BEGINNING.

Together with an easement for ingress and egress 40.0 feet in width described as follows: Commencing at the Southwest corner of the above described property; thence North 89 degrees 39 minutes East, 558.4 feet to the POINT OF BEGINNING; thence South 00 degrees 21 minutes East, 40.0 feet; thence North 89 degrees 39 minutes East, 600.0 feet to the center of a gravel road; thence along center, North 46 degrees 27 minutes West, 57.5 feet; thence South 89 degrees 39 minutes West, 558.4 feet to the POINT OF BEGINNING. As per survey by Wilson and Ashley dated October 15, 1982; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

That certain manufactured/mobile home situated on the above described property, being a 1998 Oakwood, Model 603-66F, 28 x 56, Serial No. OW59512AM which said manufactured home/mobile home was immobilized pursuant to Act of Immobilization dated October 6, 1997 and filed for record as Instrument No. 198450 of the records of Washington Parish, Louisiana.

#### **OTHER THAN:**

1.

**MORTGAGE:** Executed by Tammy Marie Archote before G. Wayne Kuhn, Notary Public, on August 24, 2017 in favor of Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for American Financial Resources, Inc.; "Note" means the promissory note signed by Borrower and dated August 24, 2017. The Note states that Borrower owes Lender \$168,960.00 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, 2047; of record in MOB 1102 Page 143 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 American Financial Resources, Inc., its successors and assigns does hereby assign, transfer, and deliver, to: Lakeview Loan Servicing, LLC, (Assignee) one certain mortgage made and subscribed by Tammy Mare Archote to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for American Financial Resources, Inc., its successors and assigns which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 08/24/2017 recorded under Book 1102, Page 143 and File # 2017-004011; Dated December 09, 2021; of record in MOB 1235 Page 148 of the official records in Washington Parish, Louisiana.

3.

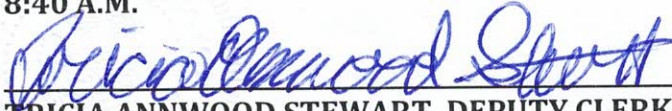
**DEFAULT JUDGMENT:** In the matter styled Magee Financial, LLC of Franklinton, 1001 Washington St. Franklinton Versus Tammy Archote, 21688 Corkern Rd., Franklinton, LA, [REDACTED] No. CL-22-0059, State of Louisiana, Justice of the Peace Court, Ward Three, District 59, Parish of Washington; It is therefore ordered, adjudged and decreed that there be judgment in favor of the plaintiff, Magee Financial, LLC of Franklinton, and against the defendant, Tammy Archote, in the sum of \$2982.46, with 29.93% percent per Annum interest thereon from the 2<sup>nd</sup> day of March, 2022, until paid, plus court costs. Thus, done, read and signed, in open court on this 2<sup>nd</sup> day of March, 2022. Filed this 2<sup>nd</sup> day of March, 2022; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1242 Page 418 of the official records of Washington Parish, Louisiana.

4.

**NOTICE OF SEIZURE:** In the matter styled Lakeview Loan Servicing, LLC Versus No. 118095 Tammy Marie Archote, 22<sup>nd</sup> 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 Tammy Marie Archote under a Writ of Seizure issued on May 16, 2023, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$160,948.74, with interest, attorney fees, and costs, this the 26<sup>th</sup> day of May, 2023; signed By: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1277 Page 178 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 12<sup>th</sup> DAY OF AUGUST, 2025 AT 8:40 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 8:40 A.M.