

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)

HENRY PAUL SARMIENTO
SUSAN HOLSTON SARMIENTO

DESCRIPTION OF PROPERTY

A certain parcel of ground situated Section 39, Township 2 South, Range 11 East, Washington Parish, Louisiana, and more fully described as follows:

From the corner common to Section 31, 32 & 39, T-2-S, R-11-E, run North 88 degrees 52 minutes 35 seconds East a distance of 504.81 feet; thence South 00 degrees 37 minutes East a distance of 393.51 feet; thence South 88 degrees 47 minutes 47 45 seconds West a distance of 706.13 feet; thence South 19 degrees 16 minutes 12 seconds East a distance of 129.11 feet to the point of beginning;

From the point of beginning, run South 04 degrees 46 minutes 10 seconds West a distance of 168.19 feet; thence South 45 degrees 29 minutes 37 seconds West a distance of 77.63 feet; thence North 47 degrees 55 minutes 30 seconds West a distance of 120.34 feet; thence South 40 degrees 05, minutes 40 seconds West a distance of 33.03 feet; thence North 64 degrees 60 minutes 14 seconds West a distance of 132.76 feet; thence North 00 degrees 12 minutes 24 seconds 109.35 feet; thence North 83 degrees 29 minutes 35 seconds East a distance of 62.40 feet; thence South 88 degrees 30 minutes 35 seconds East a distance of 238.59 feet to the point of beginning;

Said parcel contains 1.125 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 05-032-6 and dated 10/05/2005.

Together with a non-exclusive servitude of way and passage for ingress, egress and utilities, to be a covenant running with the land, described as follows, to wit:

From the corner common to Section 31, 32 & 39, T-2-S, R-11-E, run North 88 degrees 52 minutes 35 seconds East a distance of 504.81 feet; thence South 00 degrees 37 minutes East a distance of 393.51 feet; thence South 88 degrees 47 minutes 45 seconds West a distance of 751.13 feet; thence South 88 degrees 54 minutes 30 seconds West a distance of 749.37 feet; thence South 03 degrees 46 minutes 07 seconds West a distance of 115.95 feet to the point of beginning. From the point of beginning, run North 88 degrees 54 minutes 30 seconds East a distance of 278.74 feet; thence South 01 degrees 05 minutes 30 seconds East a distance of 27.33 feet; thence North 83 degrees 29 minutes 35 seconds East a distance of 266.46 feet; thence South 00 degrees 12 minutes 24 seconds East a distance of 109.35 feet; thence South 64 degrees 50 minutes 14 seconds East a distance a distance of 132.76 feet; thence South 40 degrees 05 minutes 40 seconds West a distance of 16.56 feet; thence North 64 degrees 50 minutes 14 seconds West a distance of 138.61 feet; thence North 00 degrees 12 minutes 24 seconds West a distance of 101.60 feet; thence South 89 degrees 29 minutes 35 seconds West a distance of 250.11 feet; thence South 85 degrees 21 minutes 04 seconds West a distance of 158.54 feet; thence North 84 degrees 42 minutes 14 seconds West a distance of 125.80 feet; thence North 05 degrees 28 minutes 19 seconds East a distance of 39.50 feet to the POINT OF BEGINNING;

Said parcel being more fully shown on survey by James J. Jones & Assoc., Inc., numbered 05-032-5 and dated October 5, 2005, attached to COB 582, page 165; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

OTHER THAN:

1.

MORTGAGE: Executed by Henry Paul Sarmiento & Susan Holston Sarmiento, before Robert R. Kleinpeter, Jr., Notary Public, dated January 23, 2009 in favor of Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for Advanced Financial Services, Inc.; "Note" means the promissory note signed by Borrower and dated January 23, 2009; the Note states that Borrower owes Lender \$75,000.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2039; of record in MOB 850 Page 60 of the official records of Washington Parish, Louisiana.

2.

ASSIGNMENT OF MORTGAGE: For value received, Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Advanced Financial Services, Inc. its successors and assigns, hereby assign and transfer to Everbank its successors and assigns, all its right, title and interest in and to a certain mortgage executed by Henry Paul Sarmiento and Susan Holston Sarmiento, and bearing the date of 23rd day of January, 2009 and recorded on the 6th day of February, 2009 in the office of the Recorder of Washington Parish, State of Louisiana in Book 850 at Pages 60 and Instrument number 2009-000667 signed on the 31 day of December, 2013. Signed by Mortgage Electronic Registration Systems, Inc. ("MERS") By: Michael J. Kane, Assistant Secretary before Agnes V. Johnson, Notary Public; of record in MOB 1000 Page 26 of the official records of Washington Parish, Louisiana.

3.

NOTARIAL ACT OF CORRECTION: Be it known that on this 23rd day of March, 2014, before me, Notary, personally came and appeared: Robert Kleinpeter, Jr. who, after being by me duly sworn, deposed and said that he was the Notary Public to the acknowledgement of Henry Paul Sarmiento and Susan Holston Sarmiento to a certain mortgage given by them to Advanced Financial Services, Inc., now known as Embrace Home Loans, Inc., dated January 23, 2009 and recorded February 6, 2009 in Book 850 Page 60 of the Washington Parish, Louisiana courthouse Records encumbering property located at 21370 John D. Wood Road, Franklinton, LA 70438, and that through error, the following corrective action is being undertaken: 1. The Property

Description as shown on Exhibit A attached to said recorded Mortgage does not accurately describe the property as it is missing a call in the legal description. The accurate legal description associated with said property is as follows:...; By the filing of this action, The Property Description as shown on Exhibit A attached to said recorded Mortgage is hereby replaced by the property description hereinabove. Thus done and passed on March 23, 2014 at Kenner, State of Louisiana in the presence of the undersigned Notary Public, qualified in said state and parish, and the undersigned witnesses, who have signed with me after due reading of the whole. Signed by Affiant: Robert Kleinpeter, Jr. before Thomas Phillip Willmott, Notary Public; of record in MOB 1003 Page 240 of the official records of Washington Parish, Louisiana.

4.

ASSIGNMENT OF MORTGAGE: Dated: 06/30/2014, That, for value received, EverBank hereby assigns and transfers to: Green Tree Servicing, LLC without recourse, but with full warranty, one certain mortgage dated January 23, 2009, in the original principal sum of \$75,000.00 Made and Subscribed By: Henry Paul Sarmiento and Susan Holston Sarmiento; Property Address: 21370 John D. Wood Rd, Franklinton, LA 70438; Which said mortgage was recorded in Washington Parish, Louisiana, on February 6, 2009, in file number 2009-000667, Book 850, Page 60...; of record in MOB 1011 Page 322 of the official records of Washington Parish, Louisiana.

5.

ASSIGNMENT OF MORTGAGE: For good and valuable consideration, the sufficiency of which is hereby acknowledged, Everbank, by these presents does convey, grant, bargain, sell, assign, transfer, and set over to: Green Tree Servicing LLC, the described Mortgage with all interest, all liens, and any rights due or to become due thereon. Said Mortgage for \$75,000.00 is recorded in the State of Louisiana, Parish/County of Washington Official Records, dated January 23, 2009 and recorded on February 06, 2009, as Instrument No. 2009-000667, in Book No. 850, at Page No. 60. Original Grantor (Mortgagor): Henry Paul Sarmiento and Susan Holston Sarmiento. Original Grantee (Mortgagee): Advanced Financial Services Inc.; Property Address: 21370 John D. Wood Rd, Franklinton, LA 70438-0000; Date 9-30-14; Everbank signed By: Timothy Simmer, Vice President; before J. Golden, Notary Public; of record in MOB 1023 Page 494 of the official records of Washington Parish, Louisiana.

6.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: That for value received, the said Ditech Financial LLC F/K/A Green Tree Servicing LLC does hereby assign, transfer, and deliver, to: Specialized Loan Servicing, LLC, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Henry Paul Sarmiento and Susan Holston Sarmiento which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 01/23/2009 recorded under Book 850 and Page 60. Corrective: Dated Date: 03/23/2014 Rec Date: 03/26/2014 BK: 1003 PG: 240; of record in MOB 1121 Page 54 of the official records of Washington Parish, Louisiana.

7.

ASSIGNMENT OF MORTGAGE: For value received, the undersigned, hereby grants, assigns, and transfers to: Federal Home Loan Mortgage Corporation as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, series 2019-3 all beneficial interest under that certain Mortgage dated January 23, 2009 executed by: Borrower: Henry Paul Sarmiento & Susan Holston Sarmiento For Mortgage Electronic Registration Systems, Inc., as Mortgagee as Nominee for Advanced Financial Services, Inc., its successors and assigns in the amount of: \$75,000.00, recorded February 06, 2009 as Instrument No: 2009-000667 in Book/Volume: 850 Page: 60 of the Official Records of Washington Parish, Louisiana; Property Address: 21370 John D Wood Rd, Franklinton, Louisiana 70438; Effective date: 04/15/2024; of record in MOB 1300 Page 561 of the official records of Washington Parish, Louisiana.

8.

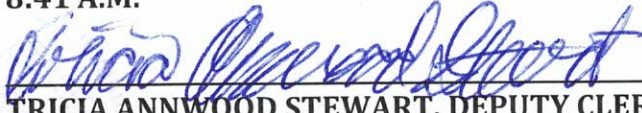
JUDGMENT: In the matter styled State of Louisiana, Parish of Washington, 22nd Judicial District; Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3 VS. NO. 119559 I Henry Paul Sarmiento and Susan Holston Sarmiento; It is ordered, adjudged and decreed that judgment is hereby rendered in favor of plaintiff, Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3, against the defendants, Henry Paul Sarmiento and Susan Holston Sarmiento, in rem, in the amount as follows: (a) principal of \$75,216.20 with interest of \$5,564.58 through September 13, 2024 and thereon at 4.875% per annum, until paid; (b) the following amounts accrued through September 13, 2024: late charges of \$390.62, property preservations in the amount of \$70.00, advances of \$4,369.16 for the payment of taxes and insurance, inspections of \$637.00, abstract and title charges of \$330.00, and any such additional amounts accruing thereafter through the date of sale; (c) a credit of \$221.40, (d) all expenses incurred in enforcing the note and mortgage including reasonable attorney's fees as provided for by the note and mortgage, (e) all law charges, costs, fees and expenses including sheriff's commission. It is further ordered, adjudged and decreed that the mortgage securing the above described debt, which is now in favor of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3, which is recorded under Instrument No. 2009-000667 in the records of Washington Parish, Louisiana is hereby recognized and declared enforceable in accordance with law, entitled to payment, with preference and priority, over all inferior encumbrances which mortgage encumbers the following described property, to-wit:....; It is further ordered, adjudged and decreed in accordance with Louisiana Civil Code of Procedures Article 2332 as amended by Act #558 of the 2001 Louisiana Regular Legislative Session, that petitioner's rights to enforce the judgment rendered herein are IN REM ONLY against defendants, Henry Paul Sarmiento and Susan Holston Sarmiento. It is further ordered, adjudged and decreed that the defendants, Henry Paul Sarmiento and Susan Holston Sarmiento, are cast, in rem, for all law charges, costs, fees and expenses including sheriff's commission hereof. It is further ordered, adjudged and decreed that the Curator Ad Hoc's fee is hereby set at \$ _____. Thus rendered and signed on this 9 day of January, 2025; Signed by Honorable Reginald T. Badeaux, III, Judge, 22nd Judicial District Court; of record in MOB 1323 Page 143 of the official records of Washington Parish, Louisiana.

9.

NOTICE OF SEIZURE: In the matter styled Federal Home Loan Mortgage Corporation, as Trustee for the Benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-3 Versus NO. 119559 Henry Paul Sarmiento and Susan Holston Sarmiento, 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 Henry Paul Sarmiento and Susan Holston Sarmiento under a Writ of FIERI FACIAS issued on March 6, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$75,216.20, with interest, attorney fees, and costs, this the

26th day of March, 2025; signed By: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1329 Page 103 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 12th DAY OF AUGUST, 2025 AT 8:41 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 8:41 A.M.