

**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)

**ERIC LANDRY
ERIC R LANDRY
BILLIE LANDRY
BILLIE JOE LANDRY**

DESCRIPTION OF PROPERTY

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 9 EAST, WASHINGTON PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS: FROM THE SECTION CORNER COMMON TO SECTION 4,5,8 AND 9 RUN NORTH 89 DEGREES 50 MINUTES WEST 808.9 FEET TO A 1/4 INCH IRON PIPE LOCATED ON THE NORTHERLY EDGE OF LOUISIANA HIGHWAY 450; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERN EDGE OF HIGHWAY 450 A DISTANCE OF 490.0 FEET TO AN 1/2 INCH IRON ROD AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, RUN NORTH 41 DEGREES 33 MINUTES EAST 312.0 FEET TO A POINT; THENCE RUN SOUTH 48 DEGREES 27 MINUTES EAST 208.0 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 35 MINUTES 14 SECONDS WEST 319.65 FEET TO AN 1/2 INCH IRON ROD LOCATED ON THE NORTHERLY EDGE OF LOUISIANA HIGHWAY 450; THENCE RUN NORTH 44 DEGREES 13 MINUTES WEST 40.3 FEET ALONG SAID HIGHWAY TO A POINT; THENCE RUN NORTH 46 DEGREES 02 MINUTES WEST 110.9 FEET TO A POINT; THENCE RUN NORTH 48 DEGREES 27 MINUTES WEST 56.8 TO THE POINT OF BEGINNING; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

OTHER THAN:

1.

QUITCLAIM DEED, VENDOR'S LIEN AND SPECIAL MORTGAGE: Executed by Eric Landry and Billie Landry in the presence of Donna Shakerin, Notary Public; This present sale is made and accepted for and in consideration of the total sum and price of \$88,685.60 in deduction and part payment whereof the said Vendee has paid cash unto said Vendor the sum of \$800.00, the receipt of which is hereby acknowledged and full acquittance and discharge granted therefor and for the balance, the said Vendee has furnished a promissory note, (the "Note") dated 12/26/2017 in the sum of \$87,885.60 payable to the order of Ditech Financial LLC, Vendor, in monthly installments of \$366.19 each, the first installment being due and payable on the 5th day of the month.... Unless specified elsewhere, the maturity date of this instrument shall be deemed to be 240 months from the date of this instrument; of record in MOB 1113 Page 28 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 10/02/2023; That for value received, the said Ditech Financial LLC, by Newrez LLC F/K/A New Penn Financial, LLC D/B/A Shellpoint Mortgage Servicing, its Attorney-in-Fact does hereby assign, transfer, and deliver to: U.S. Bank, N.A., as trustee successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI, Whose address is 60 Livingston Ave, St Paul, MN 55107, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Eric Landry and Billie Landry which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 12/26/2017 recorded under Book 833 Page 594; of record in MOB 1287 Page 144 of the official records of Washington Parish, Louisiana.

3.

CONSENT JUDGMENT: In the matter styled Republic Finance, L.L.C. versus Eric R. Landry and Billie Landry, 22nd Judicial District Court for the Parish of Washington, State of Louisiana, No. 118616, Division "B"; Article A- It is Ordered, Adjudged and Decreed that there be Judgment herein in favor of plaintiff, Republic Finance, L.L.C., and against defendants, Eric R. Landry [REDACTED] and Billie Landry [REDACTED] jointly, severally and solidarily, in the principal sum of \$9,464.44, together with interest on the outstanding principal balance at the rate of 27.98% per annum from September 19, 2023, until October 6, 2027, and thereafter at the rate of 18.00% per annum until paid in full, accrued late charges in the sum of \$63.40, attorney's fees of 25.00% of the unpaid debt, and all court costs, all subject to credits in the sum of \$699.50 as of December 1, 2023. Article B- It is Further Ordered, Adjudged And Decreed by agreement between plaintiff and defendants that: i) Notwithstanding any provisions herein to the contrary, plaintiff agrees to accept from defendants the sum of \$10,025.00 in full compromise and satisfaction of all sums due pursuant to the terms of this Consent Judgment as stipulated in Article A hereinabove, provided said sum is paid in (36) consecutive monthly payments, payable in (35) equal payments of \$278.00, and (1) final payment of \$295.00, commencing on November 27, 2023, and continuing on the same day of each consecutive month thereafter, until the sum of \$10,025.00 is paid. ii) Should defendants fail to pay to plaintiff any one of the payments stipulated in the immediately preceding Article B, Section i, the agreement to accept \$10,025.00 in full satisfaction of all sums due pursuant to the terms of this Consent Judgment shall be null and void, and thereupon plaintiff shall, at its sole option and without further Order of Court, have the right to execute immediately on the full amount of all sums then due pursuant to the award stipulated in Article A of this Consent Judgment, subject to a credit for any payments made. Plaintiff reserves its right to record this Consent Judgment in any jurisdiction to serve as a judicial mortgage against property of the defendants, and to collect any sums due pursuant to this Consent Judgment upon sale of property encumbered by the judicial mortgage created by recordation. iii) Defendants acknowledge that defendants are not in the Military Services or Armed Forces of the United States of America, nor in that of any of its allies. v) Defendants shall make all payments to Republic Finance, L.L.C. in check, money order, debit card or ACH transfer, or may pay its attorneys, Hannan, Giusti & Hannan L.L.P., 2201 Ridgelake Drive, Metairie, LA 70001-2097. Article C- It Is Further Ordered, Adjudged And Decreed that plaintiff's security interest and privilege upon the movable property described in the Security Agreement executed by Eric R. Landry and Billie Landry, dated April 6, 2023, be and the same is hereby recognized and maintained. Judgment Read, Rendered And Signed at Franklinton, Louisiana, on the 11 day of Dec, 2023; Signed by Honorable Ellen M Creel, Judge; of record in MOB 1291 Page 423 of the official records of Washington Parish, Louisiana.

4.

NOTICE OF SEIZURE: In the matter styled U.S. Bank, N.A., as Trustee, Successor in Interest to Wachovia Bank, National Association, as Trustee, Fo Mid- State Trust XI Versus NO. 119248 Eric Landry A/K/A Eric R. Landry and Billie Landry A/K/A Billie Joelandry, 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 Eric Landry A/K/A Eric R. Landry and Billie Landry A/K/A Billie Joelandry under a Writ of SEIZURE issued on March 20, 2024, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$35,417.67, with interest, attorney fees, and costs, this the 21st day of March, 2024; signed By: Randy "Country" Seal, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1299 Page 93 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 23RD DAY OF SEPTEMBER, 2025
AT 9:04 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 09/23/2025 AT 9:04 A.M.