

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)

ANGELA PELLEGRIN [REDACTED]
ANGELA MAY PELLEGRIN [REDACTED]
ANGELA CANGELOSI [REDACTED]
ANGELA MAY [REDACTED]
ANGELA MARY MAY PELLEGRIN [REDACTED]
ANGELA MAY CANGELOSI [REDACTED]
ANGELA MARY MAY CANGELOSI [REDACTED]
ANGELA MARY MAY PELLEGRIN [REDACTED]
ANGELA MARY PELLEGRIN [REDACTED]
SEAN PELLEGRIN [REDACTED]
SEAN P. PELLEGRIN [REDACTED]
SEAN PATRICK PELLEGRIN [REDACTED]

DESCRIPTION OF PROPERTY

A CERTAIN PIECE OR PARCEL OF PROPERTY, together with all buildings and improvements thereon, and appurtenances thereunto belonging, situated in the Parish Washington, State of Louisiana, to-wit:

(A). A certain piece or parcel of property being 200 feet North and South fronting on the West side of Avenue J. by a depth of 140 feet East and West and being in Headright 38, Township 3 South, Range 13 East, St. Helena Meridian and described as follows:

Starting at a point where the West margin of Avenue J. of the Pleasant Hill revised Addition to Bogalusa, Louisiana intersects with the North margin of Seventh Street; thence run Northwardly along the West margin of Avenue J. a distance of 100 feet to the Point of Beginning; thence continue North along the West margin of Avenue J. a distance of 200 feet; thence in a Westerly direction parallel to Seventh Street and run a distance of 140 feet; thence run South parallel to Avenue J. a distance of 200 feet; thence in an Easterly direction parallel to Seventh Street a distance of 140 feet back to the Point of Beginning; all as per plat or map of the Pleasant Hill Addition to Bogalusa, Louisiana, filed in the office of the Clerk of Court in Washington Parish, Louisiana.

(B). A certain piece or parcel of property measuring 100 feet South by 10 feet East and West in Headright 38, Township 3 South, Range 13 East, St. Helena Meridian, and being more particularly described as follows, to-wit:

Starting at a point where the West margin of Avenue J. of the Pleasant Hill revised Addition to Bogalusa, Louisiana intersects with the North margin of Seventh Street; thence run North along the West margin of Avenue J., a distance of 100 feet; thence continue North along the West margin of Avenue J., a distance of 100 feet; thence at a right angle to the left and run in a Westerly direction a distance of 140 feet to the Point of Beginning; thence continue West the distance of 10 feet; thence at a right angle to the left and run in a Southerly direction the distance of 100 feet; thence at a right angle to the left and run in an Easterly direction the distance of 10 feet; thence at a right angle to the left and run in a Northerly direction the distance of 100 feet back to the Point of Beginning.

LESS AND EXCEPT:

A certain piece or parcel of property being 100 feet North and South fronting on the West side of Avenue J. by a depth of 140 feet East and West, being in Headright 38, Township 3 South, Range 13 East, St. Helena Meridian, and described as follows:

Starting at a point where the West margin of Avenue J of the Pleasant Hill revised Addition to Bogalusa, Louisiana intersects with the North margin of 7th Street; thence run Northwardly along the West margin of Avenue J the distance of 200 feet to the Point of Beginning; thence continue North along the West margin of Avenue J the distance of 100 feet; thence in a Westwardly direction parallel to 7th Street and run a distance of 140 feet; thence run South parallel to Avenue J a distance of 100 feet; thence in an Eastwardly direction parallel to 7th Street a distance of 140 feet back to the Point of Beginning.

OTHER THAN:

1.

MORTGAGE: Executed by Angela May Pellegrin and Sean Patrick Pellegrin before Charmagne S. Simon, Notary Public, dated August 16, 2021 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Nations Lending Corporation; "Note" means the promissory note signed by Borrower and dated August 16, 2021; The Note states that Borrower owes Lender \$52,000.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2051; of record in MOB 1225 Page 181 of the official records of Washington Parish, Louisiana.

2.

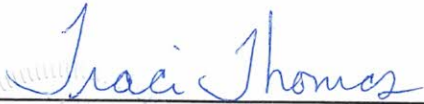
NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Be it known that this 31st day of August in the year 2022, before me, the undersigned Notary Public in and for the State of Florida, County of Pinellas, personally came and appeared Kostadina Eisele, Vice President of Mortgage Electronic Registration Systems, Inc. ("MERS") as mortgagee, as nominee for Nations Lending Corporation, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, (Assignor) and who, upon appearing on behalf of the said Assignor and duly authorized by the governing body of said Assignor, declared: That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Nations Lending Corporation, its successors and assigns does hereby assign, transfer, and deliver, to: Nations Lending Corporation, whose address is c/o 3637 Sentara Way, Virginia Beach, VA 23452, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Angela May Pellegrin and Sean Patrick Pellegrin to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Nations Lending Corporation, its successors and assigns which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 04/16/2021 recorded under Book 1225, Page 181 and File # 2021-003771...; of record in MOB 1257 Page 436 of the official records of Washington Parish, Louisiana.

3.

NOTICE OF SEIZURE: In the matter styled Nations Lending Corporation Versus NO. 120634 Angela May Pellegrin and Sean Patrick Pellegrin, 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 Angela May Pellegrin and Sean Patrick Pellegrin under a Writ of SEIZURE issued on July 3, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled

matter to satisfy a claim of \$48,635.76, with interest, attorney fees, and costs, this the 16th day of July, 2025; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1338 Page 392 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 23rd DAY OF SEPTEMBER, 2025 AT 9:24 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 09/23/2025 AT 9:24 A.M.