

**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)

**D&K REHAB LLC
DERRICK JAMES STEWART**

DESCRIPTION OF PROPERTY

Lot No. 24 of Block No. 15 of the Talley & Moss Addition to the City of Bogalusa, as per map or plat of said Addition on file in the office of the Clerk of Court at Franklinton, Washington Parish, Louisiana.

Being the same property acquired by D&K Rehab, L.L.C. pursuant to Cash Sale dated August 12, 2020, recorded August 13, 2020, in COB 883, folio 351, as File Number 2020-003364, of the official records of Washington Parish, Louisiana.

Assessment No. 0440335867

OTHER THAN:

1.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by D&K Rehab, L.L.C. in the presence of Duane Edward Billings, Notary Public, dated September 30, 2020 in favor of Magee Financial L.L.C. of Bogalusa; the Mortgagor's promissory note dated September 30, 2020, in the principal amount of \$11,431.56, payable to the order of the Mortgagee or Bearer; up to the maximum amount of \$30,000.00; of record in MOB 1193 Page 105 of the official records of Washington Parish, Louisiana.

2.

NOTICE OF SEIZURE: In the matter styled Magee Financial L.L.C. of Bogalusa Versus NO. 121112 D&K Rehab LLC and Derrick James Stewart, 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 D&K Rehab LLC and Derrick James Stewart under a Writ of SEIZURE issued on July 8, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$18,349.75, 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 397 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 23rd DAY OF SEPTEMBER, 2025 AT 9:02 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 9:02 A.M.