

**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)

**JOHN D. ROBINSON
JOHN ROBINSON
LIZZIE C. ROBINSON
LIZZIE ROBINSON**

DESCRIPTION OF PROPERTY

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 11 EAST, PARISH OF WASHINGTON, STATE OF LOUISIANA, DESIGNATED AS A 1.0000 ACRE TRACT AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 11 EAST AND MEASURE EAST, ALONG THE APPARENT NORTHERLY RIGHT OF WAY LINE OF EMMA HART ROAD, A DISTANCE OF 116.82 FEET TO A POINT; THENCE SOUTH, ALONG THE APPARENT EASTERLY RIGHT OF WAY LINE OF JIMMY ROBINSON ROAD, A DISTANCE OF 208.70 FEET TO A POINT; THENCE WEST A DISTANCE OF 208.70 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 20.18 FEET TO A 1/2" IRON ROD, THE POINT OF BEGINNING.

MEASURE THENCE FROM THE POINT OF BEGINNING, SOUTH A DISTANCE OF 221.30 FEET TO A 1/2" IRON ROD; THENCE WEST A DISTANCE OF 200.04 FEET TO A 1/2" IRON ROD; THENCE NORTH 01 DEGREES 39 MINUTES 34 SECONDS EAST A DISTANCE OF 221.39 FEET TO A 1/2" IRON ROD; THENCE EAST A DISTANCE OF 193.63 FEET TO A 1/2" IRON ROD, THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 1.0000 ACRES.

ALL AS MORE FULLY SHOWN ON A PLAT OF SURVEY OF A 1.0000 ACRE TRACT, LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 11 EAST, WASHINGTON PARISH, LOUISIANA BY M AND N LAND SURVEYING, LLC, DATED APRIL 19, 2006.

ALSO: A 30' ACCESS SERVITUDE

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN SECTION 31,

TOWNSHIP 1 SOUTH, RANGE 11 EAST, PARISH OF WASHINGTON, STATE OF LOUISIANA, DESIGNATED AS A 30' ACCESS SERVITUDE AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 11 EAST AND MEASURE EAST, ALONG THE APPARENT NORTHERLY RIGHT OF WAY LINE OF EMMA HART ROAD, A DISTANCE OF 116.82 FEET TO A POINT; THENCE SOUTH, ALONG THE APPARENT EASTERLY RIGHT OF WAY LINE OF JIMMY ROBINSON ROAD, A DISTANCE OF 208.70 FEET TO A POINT; THENCE WEST A DISTANCE OF 208.70 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 20.18 FEET TO A 1/2" IRON ROD; THENCE CONTINUE SOUTH A DISTANCE OF 221.30 FEET TO A 1/2" IRON ROD, THE POINT OF BEGINNING.

MEASURE THENCE FROM THE POINT OF BEGINNING, NORTH, A DISTANCE OF 30.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 178.70 FEET TO A POINT ON THE APPARENT WESTERLY RIGHT OF WAY LINE OF JIMMY ROBINSON ROAD; THENCE ALONG SAID WESTERLY LINE, SOUTH, A DISTANCE OF 30.00 FEET TO A POINT; THENCE WEST A DISTANCE OF 178.70 FEET TO A 1/2" IRON ROD, THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 0.1231 ACRES.

ALL AS MORE FULLY SHOWN ON A PLAN OF SURVEY OF A 1.0000 ACRE TRACT, LOCATED IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 11 EAST, WASHINGTON PARISH, LOUISIANA BY M AND N LAND SURVEYING, LLC, DATED APRIL 19, 2006, REVISED JUNE 7, 2006 ("Property").

OTHER THAN:

1.

DEFICIENCY JUDGMENT: In the matter styled, First State Bank & Trust Company Versus John D. Robinson and Jennifer Robinson, Docket Number 50,985 E, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged and decreed That the plaintiff, First State Bank & Trust Company, do have and recover judgment against the defendants, John D. Robinson and Jennifer Robinson, in the full sum of \$5,813.76 subject to a credit of \$1,322.62, with interest at the rate of 18% per annum from July 1, 1981 until paid, attorney's fees of 25% on the aggregate amount due, both principal and interest, and all cost of this proceeding, and all general and equitable relief. Judgment rendered, read and signed in Open Court at Franklinton, Washington Parish, Louisiana, on this the 14th day of May, 1982. Signed by Hillary J. Crain, District Judge; of record in MOB 329 Page 665 of the official records of Washington Parish, Louisiana.

2.

JUDGMENT: In the matter styled, Knight & Brumfield Versus No. 51,601-A John D. Robinson and Jennifer Galloway Robinson, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged and decreed that the plaintiff Knight & Brumfield Do have and recover judgment against the defendant John D. Robinson and Jennifer Galloway Robinson for the full sum of \$179.06, together with legal interest from date of judicial demand until paid, together with all costs of this suit. Judgment rendered, read and signed in open Court at Franklinton, Louisiana on this, the 16th day of September, 1982. Signed by Dewaine Seal, Clerk of Court; of record in MOB 333 Page 161 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled, Fairlane Credit, L.L.C. Versus John D. Robinson, Number 92-529 "G", 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that the preliminary default entered

herein be and it is hereby made final and that there be judgment herein in favor of petitioner, Fairlane Credit, L.L.C., and against the defendant, John D. Robinson, [REDACTED] D.O.B. [REDACTED] in the full sum of \$13, 401.44, together with interest thereon at the rate of 17.95% per annum from date of judicial demand, December 26, 2003, until paid; plus attorney's fee of 25% on the principal and interest due and payable, and for all costs of these proceedings. Judgment read, rendered and signed at Franklinton, Louisiana, on this 17th day of February, 2006. Signed by William J. Burris, Judge, 22nd Judicial District Court; of record in MOB 726 Page 598 of the official records of Washington Parish, Louisiana.

4.

ACT OF MORTGAGE: Executed by John D Robinson & Lizzie C Robinson, Husband & Wife, on July 05, 2006 before Sharon Young, Notary Public, in favor of Jim Walter Homes, Inc.; ...a certain Promissory Note of even date herewith, for the sum of Two Hundred Thirteen Thousand Two Hundred Twenty and 80/100 Dollars (which sum includes an Amount Financed of \$63,500.00 and a precomputed Finance Charge of \$149,720.80) payable to the order of Mortgagee in 360 monthly installments of \$592.28... Said Promissory Note was paraphed "ne varietur" for identification herewith by the undersigned Notary Public...; of record in MOB 749 Page 568 of the official records of Washington Parish, Louisiana.

5.

DEFAULT JUDGMENT: In the matter styled, Advantage Financial, Franklinton, LA Versus John D. Robinson, 27416 Old Columbia Rd., No. CL07-0147, 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, Advantage Financial Services And against the defendant(s): John D. Robinson. In the sum of \$1105.64, With As per promissory note Percent per annum interest thereon from the 19th Day of September, 2007. Until paid, plus Court Costs and any other cost that may occur. Judgment read, rendered, and signed, in open Court on this 19th Day of September, 2007. Signed by Judge Billy W. Passman, Justice of the Peace; of record in MOB 801 Page 283 of the official records of Washington Parish, Louisiana.

6.

LOUISIANA ASSIGNMENT OF MORTGAGE: This Assignment of Mortgage, dated December 30, 2008, from Jim Walter Homes, Inc., ("Assignors") to Walter Mortgage Company, LLC, ("Assignee"). For value received, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, and does mortgage and grant a security interest in those certain mortgage contained on "Exhibit A" attached hereto, together with the debts thereby secured, the notes therein described, and all interest and lien of the Assignor in and to the lands and property conveyed by said mortgages without recourse; said mortgages appear of record in Public Records of Washington Parish, Louisiana. 2009662500 Robinson John D., Robinson Lizzie C., Date of Mortgage: 07/05/2006, MOB 749 Page 568, 213,220.80; signed by Jim Walter Homes, Inc. By: C.T. Witherington, Senior Vice President, before Sally Leon, Notary Public; of record in MOB 853 Page 532 of the official records of Washington Parish, Louisiana.

7.

AFFIDAVIT OF DISTINCTION: Filed 6/11/2009. Advantage Financial Services of Franklinton; To Whom It May Concern, Acct # 5-31199-3 and booking # 801 and page # 283 for recording of judgment for John Robinson social security # ***-**-**** is not the same John Robinson as social security # ***-**-****; Signed by Jennifer Watkins; of record in MOB 860 Page 485 of the official records of Washington Parish, Louisiana.

8.

AFFIDAVIT OF DISTINCTION: Dated June 12, 2009. John D. Robinson, 47427 N. Robinson Rd., Franklinton, Louisiana 70438; Re: Fairlane Credit, L.L.C. vs. John D. Robinson No. 92-529 "G"; 22nd Judicial District Court; Parish of Washington; Dear Mr. Robinson: Our office is in receipt of a copy of your driver's license. Upon review of this information, our records do indicate that the above referenced judgment our office filed against John D. Robinson on February 13, 2006 is not the same person as the John D. Robinson, SSN: XXX-XX-■■■■ D.O.B. ■■■■, who lives at 47427 N. Robinson Rd., Franklinton, Louisiana 70438...; signed by Shows & Cali, LLC By: E. Wade Shows; of record in MOB 861 Page 101 of the official records of Washington Parish, Louisiana.

9.

JUDGMENT: In the matter styled, LASES #261311-02/CSLD 622, Louisiana Department of Social Services o/b/o Jana Moore Versus John Robinson, Docket No. 98603, 22nd Judicial District, Parish of Washington, State of Louisiana; This matter came before the Court on the 7th day of September, 2010; It is ordered, adjudged and decreed that there be a Judgment herein in the sum of \$6,873.89 in favor of the State of Louisiana, Department of Social Services and Against the Defendant herein, John Robinson; This Judgment supercedes any prior judgments rendered in favor of the State of Louisiana, Department of Social Services; Judgment read, rendered and signed on the 20th day of September, 2010 by Judge "*name illegible*"; Defendant's Address: 290 White Sands Rd., Poplarville, MS 39470, ■■■■ DOB: ■■■■; of record in MOB 900 Page 323 of the official records of Washington Parish, Louisiana.

10.

DEFAULT JUDGMENT: In the matter styled, Parish Credit, LLC, 951 Washington St. Franklinton Versus Curtis Hart, Jr., 27271 Sol Hart Rd. Franklinton, LA, ■■■■ No. CL-15-0488, 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, Parish Credit, LLC., and against the defendant, John Robinson. In the sum of \$968.00, with 33% per annum interest thereon from the 14th day of October, 2015, until paid, plus court costs. Thus, done, read and signed, in open court on this 14th day of October, 2015. Filed this 14th day of October, 2015. Signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1050 Page 536 of the official records of Washington Parish, Louisiana.

11.

NOTARIAL ACT OF DEPOSIT: The following act: MORTGAGE by John D. Robinson and Lizzie C. Robinson, husband and wife to Jim Walter Homes, Inc., dated July 5, 2006 and recorded in the Washington Parish Mortgage records as Instrument Number 268055, MOB 749, Page 568, recorded on September 18, 2006. Appearer declared that an inadvertent clerical error was committed in preparation of the Act of Mortgage, in that the copy of the Mortgage that was recorded did not contain the legal description. Wherefore, I, Notary, in conformity with said request, have annexed the complete page legal description of the Mortgage. Now, in order to correct this clerical error, Appearer does hereby make this Act of Deposit pursuant to and by authority of La. R.S. 35:2.1, so that the Mortgage shall be amended to include the legal description in the Act. Signed July 24, 2017 by Ditech Financial LLC as Attorney in Fact for Jim Walter Homes, LLC formerly known as Jim Walter Homes Inc. By: Suleyka Serrano Salas, Document Execution Representative, before Kindra Denny, Notary Public; of record in MOB 1101 Page 564 of the official records of Washington Parish, Louisiana.

12.

ASSIGNMENT OF MORTGAGE: For value received, the undersigned holder of a Mortgage (herein "Assignor") whose address is 2100 E. Elliot Road, Tempe, AZ 85284, does hereby grant, sell, assign, transfer and convey, unto The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust, whose address is c/o 2100 E. Elliot Road, T-314, Tempe, AZ 85284, its successor and assigns, all its right, title and interest in and to a certain Mortgage described below, and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Mortgage. Executor: John D Robinson & Lizzie C Robinson, husband & wife, Date Executed: 07/05/2006, Amount: \$213,220.80, Recorded Date: 09/18/2006, Book/Page/Instrument: BK 749, PG 568, Doc #268055, County: Washington Parish, State: LA; This Mortgage was executed and recorded to correct an error appearing in that certain Mortgage originally executed between the parties hereto and recorded in the records of Washington Parish, LA on 05/10/2006 in Bk: 0735/Pg: 379/Inst: 264611; signed by Ditech Financial LLC f/k/a Green Tree Servicing LLC, Successor by Merger with Walter Mortgage Company, LLC By: Edward Born, Assistant Vice President, before Tami Wycoff, Notary Public; of record in MOB 1116 Page 161 of the official records of Washington Parish, Louisiana.

13.

DEFAULT JUDGMENT: In the matter styled, Magee Financial, LLC, 1001 Washington St. Franklinton Versus John D. Robinson, 37371 Jimmy Robinson Rd., Franklinton, LA, [REDACTED] No. CL-22-0504, 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, and against the defendant, John D Robinson, in the sum of \$4199.67, with 25.96% per Annum interest thereon from the 30th day of November, 2022, until paid, plus court costs. Thus, done, read and signed, in open court on this 30th day of November, 2022. Filed this 30th day of November, 2022. Signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1265 Page 17 of the official records of Washington Parish, Louisiana.

14.

NOTICE OF SEIZURE: In the matter styled The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2006-1 Trust Versus No. 121162 John D. Robinson A/K/A John Robinson and Lizzie C. Robinson A/K/A Lizzie Robinson, 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 John D. Robinson A/K/A John Robinson and Lizzie C. Robinson A/K/A Lizzie Robinson under a Writ of SEIZURE issued on September 8, 2025 by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$46,196.98, with interest, attorney fees, and costs, this the 26th day of September, 2025; signed by Jason Smith, Sheriff by: Jessica Schilling, Deputy Sheriff; of record in MOB 1344 Page 414 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 14th DAY OF OCTOBER, 2025 AT 3:17 P.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 10/14/2025 AT 3:17 P.M.