

**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)

**FLOYD ALLEN MAGEE
FLOYD A. MAGEE
FLOYD MAGEE**

DESCRIPTION OF PROPERTY

That certain piece or portion of ground, together with all the buildings and improvements thereon, situated in the Parish of Washington, State of Louisiana, and being designated as Part of Square 9, Edgewood Park, located in Section 30, Township 2 South, Range 11 East and being part of what was formerly Eve Park and described as follows:

Beginning at the Northeast corner of Lot 1 of said Square 9, also the point of beginning, thence along the South Line Hamilton Street, North 89 deg. 35 min. East a distance of 100 feet; thence South 07 deg. 25 min. East a distance of 232.8 feet; thence South 86 deg. 49 min. West a distance of 100 feet; thence North 07 deg. 25 min. West a distance of 225.5 feet to the Point of Beginning; as per survey of Wilson & Ashley, Registered Land Surveyor, dated May 21, 1982, recorded in the office of the Clerk and Recorder of Washington Parish, Louisiana ("Property").

OTHER THAN:

1.

JUDGMENT: In the matter styled Landmark Savings Bank, S.S.B. Versus Floyd Magee, 22nd Judicial District Court for the Parish of Washington, State of Louisiana, No. 63613, Division "D"; It is ordered, adjudged and decreed that the default herein entered on July 30, 1990, be now confirmed and made final and accordingly, let there be judgment herein in favor of Plaintiff, Oak Tree Savings Bank, S.S.B. against the Defendant, FLOYD MAGEE, in the full and true principal sum of \$18,010.43, together with interest thereon from September 1, 1988, at the rate of 11.875% per annum until paid in full, late charges of \$122.98, escrow shortage of \$946.64, 25% attorney's fees on the sums due under the note, and all costs of these proceedings, subject to a credit of \$6,016.66. Judgment read, rendered and signed, in open Court, this 3rd day of Oct., 1990, Franklinton, Louisiana; signed by Honorable France W. Watts, Judge; of record in MOB 420 Page 405 of the official records of Washington Parish, Louisiana. (SEE COPY ATTACHED)

2.

JUDGMENT: In the matter styled Parish Credit Corporation Versus Floyd Magee, Docket No.: 76,716-D, 22nd Judicial District Court, Washington Parish, Louisiana; It is ordered, adjudged and decreed that the plaintiff, Parish Credit Corporation, does

have and recover judgment against the defendant, Floyd Magee, for the full sum of \$1,580.72, together with interest at the rate of 21.64% per annum from May 13, 1997, until May 13, 1998, and thereafter at the rate of 18% per annum until paid in full, plus an attorney's fee of 25% of the sum of principal and interest due, plus all costs of court; It is further ordered, adjudged and decreed that plaintiff, Parish Credit Corporation, does have and recover judgment against the defendant, Floyd Magee, for the full sum of \$876.62, together with interest at the rate of 35.99% per annum from May 13, 1997, to May 13, 1998, and thereafter at the rate of 18% per annum until paid in full, plus an attorney's fee of 25% of the sum of principal and interest due, plus all costs of court; Further ordered, adjudged and decreed that the plaintiff, Parish Credit Corporation, does have and recover judgement against the defendant, Floyd Magee, for all costs of this proceeding; Judgment rendered and signed, at Franklinton, Louisiana on this 1st day of June, 1998; signed by Honorable Martin E. Coady, Judge; of record in MOB 520 Page 782 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled State of Louisiana Versus Floyd Magee, Criminal Docket No. 99-WC6-77230, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged and decreed, that there be judgment herein in favor of the State of Louisiana and against Floyd Magee, as principal and Floyd Magee as surety, jointly, severally and in solido, for the full sum of \$1,500.00 together with legal interest thereon from the date hereof until the same is paid and all cost of this proceeding; It is further ordered, adjudged, and decreed that the Clerk of Court make entry of signing of the judgment in the minutes of Court and have notice mailed in accordance with law; Judgment rendered in open Court on the 10th day of September, 2002; Judgment read and signed in open Court on this the 10th day of September, 2002; signed by Honorable William J. Burris, District Judge; of record in MOB 616 Page 299 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled Magee Financial L.L.C. Versus No. 85897-G Floyd Magee, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that Plaintiff, Magee Financial L.L.C., have Judgment and recover of Defendant, FLOYD MAGEE, in the full sum of \$3,517.60, together with interest at the rate of 21.97% p.a. from 8/25/2002 until 9/1/2003 and 18.00% p.a. from 9/2/2003 until paid in full, plus 25% of both principal and interest as attorney's fees and for all costs of this suit; It is further ordered, adjudged and decreed that plaintiff's lien and privilege to the below described property be recognized, maintained and preserved. One television, one stereo, one VCR, one refrigerator, one stove, Biltmore 1969 B4AJ-9-33447 PREDIC 47 x 12, Chev 1992 PK BRN/VIN# [REDACTED]; Judgment read, rendered and signed in Open Court this 29 day of April, 2003; signed by Honorable Patricia T Hedges, District Judge; of record in MOB 636 Page 154 of the official records of Washington Parish, Louisiana.

5.

DEFAULT JUDGMENT: In the matter styled Pine Hardware Inc., Franklinton, LA Versus Floyd Magee, 49339 Lawrence Creek Rd., NO: CL08-0001, State of Louisiana, Justice of the Peace, Ward Three, District 59, Parish of Washington; It is therefore ordered, adjudged, and decreed, that there Be judgment in favor of plaintiff: Pine Hardware Inc. And against the defendant(s): Floyd Magee, In the sum of \$339.44, With As per promissory note Percent per annum interest thereon from the 5th Day of February, 2008. Until paid, plus Court Costs and any other cost that may occur; Judgment read, rendered, and signed, in open Court on this 5th Day of February, 2008; signed by Judge Billy W. Passman, Justice of the Peace; of record in MOB 814 Page 471 of the official records of Washington Parish, Louisiana.

6.

DEFAULT JUDGMENT: In the matter styled Cash for Checks Versus Allen Magee Jr. [REDACTED], No. 5L1012UK, State of Louisiana, Justice of the Peace Court, Ward Five, District One, Washington Parish; It is therefore ordered, adjudged and decreed that there be judgement in favor of the plaintiff, Cash for Checks, and against the defendant, Allen Magee Jr., in the sum of \$290.00, with 18 percent per annum thereon from the 28 day of December, 2010, until paid, plus court costs; Thus, done, read and signed, in open Court on this 28th day of December, 2010; signed by Judge Christopher H. "Chris" Lewis, Justice of the Peace; of record in MOB 909 Page 152 of the official records of Washington Parish, Louisiana.

7.

NOTICE OF REINSCRIPTION: Name of Mortgagor(s): Floyd Magee, Recordation Data: MOB 636 Page 154 Entry No. _____, Date of Prior Document: 4/29/03; This document is hereby declared to be reinscribed under Civil Code Article 3333; Please mail to: Magee Financial L.L.C. of Bogalusa, 414 Columbia Street, Bogalusa LA 70427, Attn: Libby; Date: 2-14-13 signed by Eric Barber; of record in MOB 971 Page 489 of the official records of Washington Parish, Louisiana.

8.

JUDGMENT: In the matter styled LASES NO.: 149/CSLD _____, Louisiana Department of Social Services o/b/o Ursula Jefferson Versus Allen Magee Jr, Docket No.: 83120, 22nd Judicial District, Parish of Washington, State of Louisiana; This matter came before the Court on the 28th day of February, 2013; It is ordered, adjudged and decreed that there be a Judgment herein in the sum of \$18671.13 in favor of the State of Louisiana, Department of Social Services and against the defendant herein, Allen Magee; 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 27 day of March, 2013; signed by Honorable William J. Burris, Judge; Defendant's Address: 62620 Jessie Peters Rd, Angie, LA 70426, SS No.: [REDACTED], DOB: [REDACTED]; of record in MOB 975 Page 415 of the official records of Washington Parish, Louisiana.

9.

MORTGAGE: Executed by Floyd Allen Magee before Shannon Navarro, Notary Public, dated November 6, 2020 in favor of Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Lender, Freedom Mortgage Corporation; "Note" means the promissory note signed by Borrower and dated November 6, 2020; the Note states that Borrower owes Lender \$123,830.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1, 2048; of record in MOB 1199 Page 106 of the official records of Washington Parish, Louisiana.

10.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Be it known that this 09th day of May in the year 2025, before me, the undersigned Notary Public in and for the State of Florida, County of Pinellas, personally came and appeared Angela Pavao, Vice President of Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Freedom Mortgage 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 Freedom Mortgage Corporation, its successors and assigns does hereby assign, transfer, and deliver, to: Freedom Mortgage Corporation, whose address is 20 Lake Center Drive, Marlton, NJ 08053 (855)690-5900, its successors and assigns, (Assignee) one certain

mortgage made and subscribed by Floyd Allen Magee which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 11/06/2020 recorded under Book 1199 and Page 106...signed by Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Freedom Mortgage Corporation, its successors and assigns by Angela Pavao, Vice President before Susan Klein, Notary Public; of record in MOB 1332 Page 464 of the official records of Washington Parish, Louisiana.

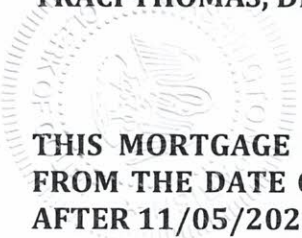
11.

NOTICE OF SEIZURE: In the matter styled Freedom Mortgage Corporation Versus NO. 121163 Floyd Allen Magee A/K/A Floyd A. Magee A/K/A Floyd Magee, 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 Floyd Allen Magee A/K/A Floyd A. Magee A/K/A Floyd Magee under a Writ of SEIZURE issued on July 28, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$111,713.11, with interest, attorney fees, and costs, this the 15th day of August, 2025; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1341 Page 154 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 5th DAY OF NOVEMBER, 2025 AT 9:22 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 11/05/2025 AT 9:22 A.M.

MOB 420/405

1980
22ND JUDICIAL DISTRICT COURT FOR THE PARISH OF WASHINGTON

405

NO. 63613

STATE OF LOUISIANA

DIVISION "D"

LANDMARK SAVINGS BANK, S.S.B.

VERSUS

FLOYD MAGEE

FILED: Oct. 3, 1990

DEPUTY CLERK

RECEIVED-FILED
DEWAIN SEAL CLERK
WASHINGTON PARISH

OCT 4 8 44 AM '90

DY. CLERK

153895

JUDGMENT

On motion of Allen W. Winkler, attorney for Plaintiff, Oak Tree Savings Bank, S.S.B., and upon producing to the court due proof in support of the Plaintiff's demand, the court considering the law and the evidence to be in favor of the Plaintiff, for the reasons orally assigned:

IT IS ORDERED, ADJUDGED AND DECREED that the default herein entered on JULY 30, 1990, be now confirmed and made final and accordingly, let there be judgment herein in favor of Plaintiff, Oak Tree Savings Bank, S.S.B. against the Defendant, FLOYD MAGEE, in the full and true principal sum of Eighteen Thousand Ten and 43/100 (\$18,010.43) Dollars, together with interest thereon from September 1, 1988, at the rate of 11.875% per annum until paid in full, late charges of \$122.98, escrow shortage of \$946.64, twenty-five (25%) percent attorney's fees on the sums due under the note, and all costs of these proceedings, subject to a credit of \$6,016.66.

JUDGMENT READ, RENDERED AND SIGNED, in open Court, this 3rd day of Oct., 1990, Franklinton, Louisiana.

Francis W. Watts
JUDGE

A True Copy of Original
This Oct. 3 19 90
Deputy Clerk
Dy. Clerk of Court

22ND JUDICIAL DISTRICT COURT FOR THE PARISH OF WASHINGTON

406

STATE OF LOUISIANA

NO. 63613

DIVISION "D"

LANDMARK SAVINGS BANK, S.S.B.

VERSUS

FLOYD MAGEE

FILED: August 5, 1990S. Lee
DEPUTY CLERKDEFAULT JUDGMENT CONFIRMATION ON OPEN ACCOUNT,
PROMISSORY NOTE OR OTHER NEGOTIABLE INSTRUMENT

I certify that this is a:

- (xx) 1. Suit on promissory note.
 () a. Attached is the promissory note(s)
 (xx) b. Promissory note(s) filed with the original
 petition
 (xx) c. Attached is a current Affidavit of Correctness
 (within 30 days)
2. Type of service: PERSONAL
3. Date of service: AFFIDAVIT OF SERVICE WAS FILED
JUNE 18, 1990
4. Date of preliminary default: JULY 30, 1990
5. Preliminary default entered against: FLOYD MAGEE

Check the applicable blanks:

- (xx) 1. Original judgment is enclosed with:
 (xx) a. Copy for attorney
 () b. Copy for service on defendant(s)
 (Type the service information on the judgment)

Allen W. Winkler
 ALLEN W. WINKLER #13600
 233 Carondelet Street, 2nd Floor
 New Orleans, Louisiana 70130-3098
 Telephone: (504) 529-6734
 ATTORNEY FOR:
 OAK TREE SAVINGS BANK, S.S.B.

CLERK'S CERTIFICATE

I certify that I have this date examined the record in the
 above captioned proceeding, and no answer or other opposition
 appears herein.

Franklinton, Louisiana this 9th day of August, 1990,
 at 9:00 o'clock ✓ m.

Marjorie Lee
 DEPUTY CLERK

22ND JUDICIAL DISTRICT COURT FOR THE PARISH OF WASHINGTON 407

STATE OF LOUISIANA

NO. 63613

DIVISION "D"

LANDMARK SAVINGS BANK, S.S.B.

VERSUS

FLOYD MAGEE

FILED:

DEPUTY CLERK

AFFIDAVIT OF CORRECTNESS OF ACCOUNT
AND/OR NOTE AND NON-MILITARY SERVICE

BEFORE ME, the undersigned authority, duly qualified and commissioned in and for the Parish of Jefferson and therein residing, personally came and appeared:

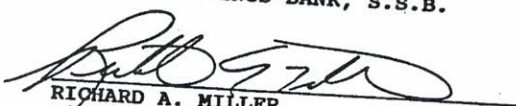
RICHARD A. MILLER,

who, being first duly sworn by me, Notary, deposed:

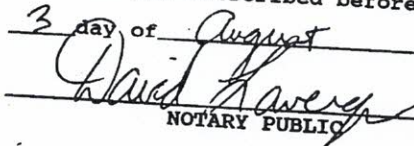
That he is the Vice-President, Oak Tree Savings Bank, S.S.B., Plaintiff in the above entitled and numbered cause; that he is familiar and well acquainted with the account of FLOYD MAGEE, Defendant in the above captioned cause; that Plaintiff is the owner and holder (in due course), for value, of the Promissory Note herein sued upon; that the true and correct amount owed to Plaintiff on said Note by the above named Defendant is \$18,010.43, plus interest, late charges of \$122.98, escrow due of \$946.64, attorney's fees as prayed for and all costs of these proceedings; all subject to a credit of \$6,016.66.

That the Defendant is not in the military service of the United States of America nor in that of any of its allies.

OAK TREE SAVINGS BANK, S.S.B.


RICHARD A. MILLER
Vice President

Sworn to and subscribed before me, this
3 day of August, 1990.


NOTARY PUBLIC