

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)

**BRANDON WADE FORESTER**

DESCRIPTION OF PROPERTY

FIRST: A CERTAIN TRACT OR PARCEL OF LAND, together with all of the buildings and improvements thereon, and all rights-of-ways, servitudes, prescriptions and advantages thereunto belonging or in anywise appertaining, being located in Section 14, Township 3 South, Range 10 East, St. Helena Meridian, Washington Parish, Louisiana, Greensburg Land District, and being more particularly described as follows:

Commencing at the Northeast Corner of Tract A of the Robert Walters property, being marked by a found 1/2 inch iron rod in Attley Walters Rd., thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degrees 26 minutes 27 seconds East a distance of 227.14 feet to a point being marked by a found 1/2 inch iron rod; thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degrees 22 minutes 02 seconds East a distance of 305.13 feet to a point being marked by a found 5/8 inch iron rod; thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degree 22 minutes 02 seconds East a distance of 16.49 feet to a point being marked by found remnants of a 4" x 4" concrete monument; thence proceed along the Westerly right of way of LA Hwy. 25, following a curve to the right having a radius of 3782.64 feet, an arc length of 488.29 feet, a chord bearing of South 09 degrees 39 minutes 02 seconds East, and a chord distance of 487.95 feet to a point being marked by a found 1/2 inch iron rod; thence proceed along the Westerly right of way of LA Hwy. 25, following a curve to the right having radius of 3782.64 feet, an arc length of 77.88 feet, a chord bearing of South 05 degrees 21 minutes 07 seconds East, and a chord distance of 77.87 feet to a point being marked by a set 5/8 inch iron rod; thence proceed South 86 degrees 15 minutes 35 seconds West a distance of 711.91 feet to a point being marked by a set 5/8 inch iron rod, said point being the POINT OF BEGINNING; thence proceed South 18 degrees 44 minutes 53 seconds East a distance of 936.63 feet to a point being located in the center of Bonner Creek and witnessed by a set 5/8 inch iron rod on a 302.36 feet offset; thence proceed along the centerline of Bonner Creek South 39 degrees 17 minutes 26 seconds West a distance of 46.12 feet to a point; thence proceed along the centerline of Bonner Creek South 80 degrees 36 minutes 07 seconds West a distance of 51.28 feet to a point; thence proceed along the centerline of Bonner Creek North 05 degrees 51 minutes 11 seconds West a distance of 74.06 feet to a point; thence proceed along the centerline of Bonner Creek North 30 degrees 14 minutes 07 seconds West a distance of 80.53 feet to a point; thence proceed along the centerline of Bonner Creek South 82 degrees 30 minutes 38 seconds West a distance of 78.10 feet to a point; thence proceed along the centerline of Bonner Creek South 08 degrees 31 minutes 25 seconds East a distance of 49.04 feet to a point; thence proceed along the centerline of Bonner Creek South 46 degrees 53 minutes 56 seconds West a distance of 28.33 feet to a point; thence proceed along the centerline of Bonner Creek North 75 degrees 57 minutes 59 seconds West a distance of 91.60 feet to a point; thence proceed along the centerline of Bonner Creek North 18 degrees 24 minutes 05 seconds West a distance of 41.01 feet to point; thence proceed along the centerline of Bonner Creek South 48 degrees 13 minutes 27 seconds West a distance of 113.46 feet to appoint; thence proceed along the centerline of Bonner Creek South 51 degrees 59 minutes 31 seconds East a distance of 40.35 feet to a point; thence proceed along the centerline of Bonner Creek South 56 degrees 07 minutes 34 seconds West a distance of 48.63 feet to a point; thence proceed along the centerline of Bonner Creek North 56 degrees 47 minutes 34 seconds West a distance of 31.99 feet to a point; thence proceed along the centerline of Bonner Creek South 89 degrees 10 minutes 26 seconds West a distance of 62.53 feet to a point being witnessed by a set 5/8 inch iron rod on a 267.93 feet offset; thence proceed North 11 degrees 24 minutes 33 seconds West a distance of 561.01 feet to a point being marked by a set 5/8 inch iron rod; thence proceed North 24 degrees 29 minutes 36 seconds East a distance of 372.20 feet to



a point being marked by a set 5/8 inch iron rod; thence proceed South 83 degrees 57 minutes 33 seconds East a distance of 145.00 feet to the POINT OF BEGINNING. Said tract containing 7.49 acres and designated as Tract A-5-A. All is more fully shown on map of survey titled "map showing lot line adjustment between an existing 54.54 ac. Tract and Lots A-4 thru A-7 of Hidden Hills ... " by Bradley J. Roberts, P.L.S.

SECOND: (SERVITUDE ESTATE): The property described above is conveyed together with, and is subject to, and by this Vendor grants and reserves unto Vendee, his heirs, successors and assigns, for the benefit of the above-described property conveyed herein and all adjoining property a non-exclusive perpetual predial servitude of passage for a roadway, including utilities and drainage, sixty (60) feet in width as shown on that certain survey titled "Map showing survey and division of Tract A of Hidden Hills Estates into Tracts A-1 through A-7 ... " by Bradley J. Roberts, P.L.S. attached to act of record in COB 902, Page 160, Washington Parish, Louisiana, and as further described below:

Being located in Section 14, Township 3 South, Range 10 East, St. Helena Merdiana; Washington Parish, Louisiana; Greensburg Land District; and being more particularly described as follows:

Commencing at the Northeast corner of tract A of the Robert Walters property, being marked by a found 1/2" iron rod in Attley Walters Road, thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degrees 26 minutes 27 seconds East a distance of 227.14 feet to a point being marked by a found 1/2" iron rod; thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degrees 22 minutes 02 seconds East a distance of 305.13 feet to a point being marked by a found 5/8" iron rod; thence proceed along the westerly right of way of LA Hwy. 25, South 13 degrees 22 minutes 02 seconds East a distance of 16.49 feet to a point being marked by a found remnants of a 4"x4" concrete monument; thence proceed along the westerly right of way of LA Hwy. 25, following a curve to the right having a radius of 3782.64 feet, an arc length of 488.29 feet, a chord bearing of South 09 degrees 39 minutes 02 seconds East, and a chord distance of 487.95 feet to a point being marked by a found 1/2" iron rod; thence proceed along the westerly right of way of LA Hwy. 25, following a curve to the right having a radius of 3782.64 feet; an arc length of 47.87 feet, a chord bearing of South 05 degrees 34 minutes 45 seconds East, and a chord distance of 47.87 feet to a point; said point being the POINT OF BEGINNING; from the POINT OF BEGINNING thence proceed South 86 degrees 15 minutes 35 seconds West a distance of 708.69 feet to a point; thence proceed North 83 degrees 57 minutes 33 seconds West a distance of 600.02 feet to a point; thence proceed South 20 degrees 45 minutes 51 seconds West a distance of 31.02 feet to a point; thence proceed South 01 degrees 22 minutes 34 seconds East a distance of 30.25 feet to a point; thence proceed South 83 degrees 57 minutes 33 seconds East a distance of 609.13 feet to a point; thence proceed North 86 degrees 15 minutes 35 seconds East a distance of 714.90 feet to a point; thence proceed along the Westerly right of way of LA Hwy. 25, following a curve to the left having a radius of 3782.64 feet, an arc length of 30.00 feet, a chord bearing of North 04 degrees 32 minutes 06 seconds West, and a chord distance of 30.00 feet to a point of being the POINT OF BEGINNING.

#### OTHER THAN:

1.

**MULTIPLE INDEBTEDNESS MORTGAGE:** Executed by Brandon Wade Forester in the presence of Matthew J Garver, Notary Public, dated April 6, 2023 in favor of Citizens Savings Bank; The loan evidenced by a Note dated April 6, 2023, in the principal amount of \$79,950.00, from me to Mortgagee; Further notwithstanding any other provision of this Mortgage, the maximum amount of indebtedness secured hereby shall be limited to \$50,000,000.00; of record in MOB 1273 Page 450 of the official records of Washington Parish, Louisiana.

2.

**NOTICE OF SEIZURE:** In the matter styled Citizens Savings Bank Versus NO. 121150 Brandon Wade Forester 22<sup>nd</sup> 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 Brandon Wade Forester under a Writ of SEIZURE issued on July 24, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$67,141.15, with interest, attorney fees, and costs, this the

1<sup>st</sup> day of August, 2025; signed By: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1341 Page 148 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 5<sup>th</sup> DAY OF NOVEMBER, 2025 AT 9:31 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 11/05/2025 AT 9:31 A.M.