

**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)

**HOSEA C. JOHNSON
HOSEA JOHNSON**

DESCRIPTION OF PROPERTY

All that certain lot or parcel of land situated in Washington Parish, Louisiana, and described as follows, to-wit:

A certain parcel of land in Section 31, Township 1 South, Range 14 East, described as follows:

Commence at corner common to Section 25, 30, 31 and 36, Township 1 South, Range 14 East, and run south 67 degrees 15' east 1159 feet, thence south 89 degrees 50' west 208.7 feet to the point of beginning. From said point of beginning run south 00 degrees 10' east 208.7 feet to corner; thence run south 89 degrees 50' west 65 feet to corner; thence run north 00 degrees 10' west 208.7 feet to corner; thence run north 89 degrees 50' east 65 feet to the point of beginning.

OTHER THAN:

1.

MARRIAGE CONTRACT: By & Between Hosea C. Johnson and Willene Peters dated the 16th day of May, 1983 before Robert J. Black, Notary Public, personally came and appeared: Hosea C. Johnson and Willene Peters who after being duly sworn, did depose and state: I. They do plan and intend to be joined in the bonds of matrimony on the 28th day of May, 1983, at Angie, Louisiana, and in order to fix certain rights between them, they do contract as follows to-wit: II. The said intended husband and wife shall be separate in property. Accordingly, they hereby formally renounce those provisions of the Louisiana Revised Civil Code which establishes a community of acquets and gains between husband and wife, and enter into a matrimonial agreement and contract establishing a regime of separation of property under the provisions of Louisiana Civil Code Article 2328 et seq., in order that they remain separate in property, past, present and future, renounce and abloish community of acquets and gains regime. II. All of the property and effects of the said husband and wife, whether owned by him or her at the time of the celebration of said intended marriage, or acquired during the said marriage, are hereby declared to be separate property, and that of the wife, separate and paraphernal property, and they and each of them do hereby expressly reserve unto themselves, individually, the entire

administration of their respective particular movable and immovable proproperties and the respective free enjoyment of each of their revenues and fruits thereof...VI. That any purchases, acquisitions or earnings acquired or made after the marriage of the parties shall be the separate and paraphernal property of the respective parties unless done by joint purchase with joint ownership, titles and joint bank accounts and ownership...; of record in MOB 416 Page 209 of the official records of Washington Parish, Louisiana.

2.

ADJUSTABLE RATE HOME EQUITY CONVERSION MORTGAGE: Executed by Hosea C. Johnson before Wendy Jarred, Notary Public, dated September 24, 2018 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Lender, American Advisors Group; This debt is evidenced by Borrower's Adjustable Rate Note of even date ("Note")...up to a maximum principal amount of \$210,000.00; The Note provides for the full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, to be due and payable on August 25, 2093; of record in MOB 1134 Page 275 of the official records of Washington Parish, Louisiana.

3.

ADJUSTABLE RATE SECOND HOME EQUITY CONVERSION MORTGAGE: Executed by Hosea C. Johnson before Wendy Jarred, Notary Public, dated September 24, 2018 in favor of Commissioner of Housing and Urban Development; This debt is evidenced by Borrower's Adjustable Rate Second Note of even date ("Second Note")...up to a maximum principal amount of \$210,000.00; The Second Note provides for the full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, to be due and payable on August 25, 2093; of record in MOB 1134 Page 291 of the official records of Washington Parish, Louisiana.

4.

ASSIGNMENT OF MORTGAGE: For value received, Mortgage Electronic Registration Systems, Inc., as Mortgagee, whose address is P.O. Box 2026, Flint, MI 48501-2026, as Nominee for American Advisors Group, its successors and assigns, does hereby assign and transfer to Carrington Mortgage Services, LLC, its successors and assigns, forever and without recourse, whose address is 1600 South Douglass Road, Suites 110 & 200, Anaheim, CA 92630, all its right, title and interest in and to a certain Mortgage from Hosea C. Johnson, single to Mortgage Electronic Registration Systems, Inc., as mortgagee as nominee for American Advisors Group, its successors and assigns for \$210,000.00, dated 9/24/2018 of record on 10/5/2018 in Book 1134 Page 275 as Document 2018-004626, ...; of record in MOB 1343 Page 42 of the official records of Washington Parish, Louisiana.

5.

NOTICE OF SEIZURE: In the matter styled Carrington Mortgage Services LLC Versus NO. 121658 The Unopened Succession of and Unknown Heirs of Hosea C. Johnson A/K/A Hosea C. Johnson A/K/A Hosea Johnson, 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 The Unopened Succession of and Unknown Heirs of Hosea C. Johnson A/K/A Hosea C. Johnson A/K/A Hosea Johnson under a Writ of SEIZURE issued on December 5, 2025, by the Twenty-Second Judicial District

Court for the Parish of Washington in the above styled matter to satisfy a claim of \$100,437.86, with interest, attorney fees, and costs, this the 26th day of December, 2025; signed by: Jason Smith, Sheriff by: Jessica Schilling, Deputy Sheriff; of record in MOB 1351 Page 524 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 21ST DAY OF JANUARY, 2026 AT 2:11 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 01/21/2026 AT 2:11 P.M.