

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)

1. DONALD GAUDET
2. MULTI-RACE HOUSING, LLC, LLC
3. MULTI-RACE HOUSING, LLC

DESCRIPTION OF PROPERTY

COUNT I:

PARCEL 1:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

Three (3) acres of land, more or less, located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 3 South, Range 11 East, described as follows, to-wit:

Commence at the Southwest corner of Southeast Quarter of Southwest Quarter and run North along West line of said Quarter Section to the North Margin of public road, known as Jenkins Road, the POINT OF BEGINNING; thence continue North along West line of said Quarter Section to Southwest corner of Herman Barber lands; thence East along South line of Herman Barber lands, and parallel to North line of said quarter Section, 350 feet to corner; thence South parallel to West line of said Quarter Section to North margin of Jenkins Road; thence in a Westerly direction along North margin of said road to POINT OF BEGINNING.

The above described property described is more particularly described by survey by Land Surveying, Inc., dated December 4, 2009, Job Number 14131, as follows, to-wit:

Commence at the Quarter corner common to Sections 5 and 8, Township 3 South, Range 11 East, Washington Parish, Louisiana and run North 00 degrees 05 minutes East, 584.2 feet; thence South 84 degrees 50 minutes West, 499.20 feet; thence South 79 degrees 50 minutes 20 second West, 144.84 feet; thence South 83 degrees 30 minutes 47 seconds West, 299.76 feet to a point on the North margin of Jenkins Road No. 2, the POINT OF BEGINNING; from the POINT OF BEGINNING, run along the North margin of Jenkins Road No. 2, South 85 degrees 12 minutes 20 seconds West, 152.16 feet; thence North 87 degrees 39 minutes 32 seconds West, 108.35 feet; thence North 78 degrees 26 minutes 42 seconds West, 92.00 feet; thence leaving Jenkins Road No. 2, North 00 degrees 05 minutes 00 seconds East, 443.42 feet; thence South 89 degrees 52 minutes 05 seconds East, 350.03 feet; thence South 00 degrees 05 minutes 00 seconds West, 452.75 feet to the POINT OF BEGINNING. Containing 3.69 acres, as per survey by Land Surveying, Inc. dated December 4, 2009, Job No. 14131 of record in COB 681, Page 48, Washington Parish, Louisiana. LESS AND EXCEPT that portion of fenced in property shown as "Cemetery" on the survey by Land Surveying, Inc. dated December 4, 2009, Job Number 14131, which survey is of record in COB 681, Page 48, Washington Parish, Louisiana.

Assessment No. 0600089810

Property Address: 46157 Jenkins Road 2, Franklinton, LA 70438

PARCEL 2:

THAT CERTAIN PORTION OF GROUND, together with all the buildings, and improvements thereon, located in Washington Parish, Louisiana, more particularly described as follows, to wit: A certain parcel of land in Section 5, Township 3 South, Range 11 East, the south line of said land being parallel with the north line of said Southeast Quarter of Southwest Quarter and being West of a line described as follows, to-wit:

From the quarter corner common to Sections 5 and 8, Township 3 South, Range 11 East, Washington Parish, Louisiana run North 00 degrees 05 minutes East, 584.2 feet; thence South 84 - degrees 50 minutes West, 499.20 feet; thence South 79 degrees 55 minutes 20 seconds West, 144.84 feet; thence North 00 degrees 05 minutes East 418.33 feet to the POINT OF BEGINNING of the line; thence continue North 00 degrees 05 minutes East, 417.40 feet, more or less, to the North Line of the Southeast Quarter of the Southwest Quarter and the POINT OF ENDING. Containing 6.5 acres of land, more or less.

The above described property is more particularly described by survey by James J. Jones and Associates, Inc., as follows, to-wit:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, located in Section 5, Township 3 South, Range 11 East, Washington Parish, Louisiana, more particularly described as follows, to-wit:

From the Northwest corner of Southeast Quarter of the Southwest Quarter of Section 5, Township 3 South, Range 11 East, and the POINT OF BEGINNING, run South 89 degrees 55 minutes 48 seconds East a distance of 647.79 feet; thence South 00 degrees 05 minutes 00 seconds West a distance of 420.28 feet; thence North 89 degrees 55 minutes 48 seconds West a distance of 647.79 feet; thence North 00 degrees 05 minutes 00 seconds East a distance of 420.28 feet to the POINT OF BEGINNING; Said parcel contains 6.250 acres, all as per survey by James J. Jones & Associates, Inc., numbered 98-135-3 and dated July 10, 2007, which survey is attached to act of record in COB 701, Page 367, Washington Parish, Louisiana.

Assessment No. 0600004900A

Property; 6.25 acres off Jenkins Road 2, Franklinton, LA 70438

Acquired from Donald A. Gaudet, a single man via instrument dated April 22, 2010 filed at COB 694, Page 140, CIN 2010-004455 on August 24, 2010.

COUNT II:

PARCEL 1:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the SW/4 of SE/4, Section 2, Township 2 South, Range 11 East, which lies on the south side of Franklinton-Pine Highway No. 469, and on the west side of the public road intersecting said highway running south to Bogalusa- Franklinton paved road known as Jenkins Road, containing 2.546 acres, more or less, and more particularly described as beginning on section line at quarter section corner between Sections 2 and 11, said township and range, and run North along said quarter line 195 feet to the south side of the Franklinton-Pine Highway; thence easterly direction along said highway 450 feet to the intersection of the west side of the above mentioned public road known as Jenkins Road; thence southerly direction along the west side of said public road 390 feet to the section line; thence west along section line 540 feet to point of beginning.

LESS AND EXCEPT:

0.46 acres of land in the Southwest Quarter of Section 2, Township 2 South, Range 11 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the Southeast corner of the Southwest Quarter of Section 2 for the point of beginning; thence North 0 degrees 15 minutes East, 140.7 feet to the South margin of the Pine-Franklinton Highway; thence South 63 degrees 22 minutes West, along the south margin of the said highway, 315.7 feet to the South line of Section 2; thence North 89 degrees 50 minutes East, along the South line of Section 2, 282.8 feet to the point of beginning.

LESS AND EXCEPT:

1.0 acres of land in Section 2, Township 2 South, Range 11 East, Washington Parish, Louisiana, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 2, Township 2 South, Range 11 East; thence North 00 degrees 15 minutes East, 139.8 feet, to the South margin of the Pine-Franklinton Highway; thence North 63 degrees 10 minutes East, 249.5 feet, along said margin; thence South 00 degrees 07 minutes West, 252.4 feet; thence West 222.2 feet, to the point of beginning, per survey of Wilson & Ashley, dated February 24, 1989.

Property Address: 49332 HWY 436 FRANKLINTON, LA 70438

PARCEL 2:

A PARCEL OF LAND situated in Headright 53, Township 2 South, Range 10 East, Washington Parish, Louisiana, more particularly described as follows, to-wit: A strip of land in the Town of Franklinton, described as follows: Beginning at the Southwest corner to A.C. Poole land (now property of Mr. H. J. Chester) on the North line of the J.K. Johnson property (now property of F.B. Hymel); thence North 3 degrees West, 6 chains to road; thence South 57 1/2 degrees West, 5.20 chains to stob; the POINT OF BEGINNING, said point being the Northeast Corner of the W. M. Davenport property, thence run South 3 degrees East 3.84 chains to J. K. Johnson's (now F.B. Hymel) Northeast Corner; thence South 84 degrees East, 116 feet; thence North 5 degrees West to South side of old river road; thence South 57 1/2 degrees West 116 feet to the POINT OF BEGINNING.

Property Address: 802 & 804 Varnado Street, Franklinton, LA 70438

PARCEL 3:

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, situated in Headright 53, Township 2 South, Range 10 East, St. Helena Meridian, Washington Parish, Louisiana, which said parcel of land contains 0.671 acres and is further described as follows:

Commencing at the Southeast corner of Headright 53; thence Along the South line of said Headright South 83 degrees 30 minutes West 1192.0 feet; thence North 32 degrees 39 minutes West 901.9 feet; thence North 22 degrees 00 minutes West 575.4 feet to the point of beginning, which is the Southeast corner of property belonging to Terrence H. Truxillo et us. From the point of beginning, go along the Southern boundary of the aforementioned Truxillo property South 70 degrees 31 minutes West 225 feet; thence South 19 degrees 29 minutes East 130.0 feet; thence North 70 degrees 31 minutes East 225 feet to the West Margin of Louisiana Hwy No. 16; thence along the West Margin of said highway North 22 degrees 00 minutes West 130.0 feet to the point of beginning.

Property Address: 21321 Hwy 16, Franklinton, LA 70438.

PARCEL 4:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

A certain piece or parcel of land in Lot 72, Square 15, Town of Franklinton, as per map or plat of the Town of Franklinton on file in the office of the Clerk of Court of Washington Parish, Louisiana, and particularly described as follows, to-wit: Commence at corner of said Lot 72 at the intersection of the South margin of Pearl Street and West margin of Bickham Street, and run in a Southerly direction along West margin of Bickham Street 60 feet to corner, the POINT OF BEGINNING. From said POINT OF BEGINNING run southerly direction along West margin of Bickham Street 43 feet to corner; thence at right angles to the right in a westerly direction parallel with Pearl Street approximately 116 feet to the West line of Lot 72 to corner; thence at right angles to the right in a northerly direction parallel with Bickham Street 43 feet to corner; thence at right angles to the right parallel with Pearl Street approximately 116 feet to the POINT OF BEGINNING.

Property Address: 1040 Bickham Street, Franklinton, LA 70438

PARCEL 5:

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in and known as LOT NUMBER 2, SQUARE 56 of the TOWN OF FRANKLINTON, Washington Parish, Louisiana, as per map or plat of said town on file in the office of the Clerk of Court, bound on the north by Dewey Street; East by Cleveland Street; South by Sampson Street, and on the West by Lot 1, Square 56.

Property Address: 1138 Cleveland Street, Franklinton, Louisiana 70438.

OTHER THAN:

1.

JUDGMENT: In the matter styled 24th Judicial District Court or the Parish of Jefferson, State of Louisiana, No. 703,809 Division "N", First Bank and Trust Versus Donald A. Gaudet; It is further ordered, adjudged and decreed that there be judgment in favor of plaintiff, First Bank and Trust, and against defendant, Donald A. Gaudet [REDACTED], in the principal sum of \$196,376.80, plus accrued interest of \$20,097.40, accrued through March 25, 2011, plus interest on the principal balance from March 26, 2011, until paid at the rate of 18.000 per cent per annum, late and additional bank charges of \$3,878.10, plus 25 per cent of all sums due as attorneys fees, and all costs, subject to a credit of \$116,849.55 to be credited on October 3, 2012. Judgment read, rendered and signed this 18th day of January, 2013, at Gretna, Louisiana; signed

by Carolyn W. Gill-Jefferson, Judge; of record in MOB 970 Page 552 of the official records of Washington Parish, Louisiana.

2.

AFFIDAVIT FOR PARTIAL CANCELLATION OF JUDGMENT AFTER BANKRUPTCY DISCHARGE PURSUANT TO LSA-R.S. 9:5175(C); 1) Affiant, Donald A. Gaudet,...filed a Petition under Chapter 7 of the United States Bankruptcy Code in the United States Bankruptcy Court for the Eastern District of Louisiana, Case Number 13-11262, on May 8, 2013; 2) Before Donald A. Gaudet filed his bankruptcy petition, First Bank and Trust recorded a judgment, rendered by the 24th Judicial District Court for the Parish of Jefferson, State of Louisiana, Case Number 703809, in favor of First Bank and Trust and against Donald A. Gaudet in the principal sum of \$196,376.80, with interest, attorney's fees and costs ("the Judgment") which Judgment is recorded in the mortgage records of Washington Parish under MOB 970, folio 552, File Number 2013-000526...; 5) ...Lot Number 2, Square 56...; 7) This affidavit is submitted by Donald A. Gaudet...requests that the Clerk of Court and Ex-Officio Recorder of Mortgages for the Parish of Washington, partially cancel and erase from the records of his office the Judgment recorded in MOB 970, folio 552, but only insofar as it affects the above described property...; signed by Donald A. Gaudet before George Pivach, II, Notary Public, on January 29, 2020; of record in MOB 1173 Page 27 of the official records of Washington Parish, Louisiana.

3.

AFFIDAVIT FOR PARTIAL CANCELLATION OF JUDGMENT AFTER BANKRUPTCY DISCHARGE PURSUANT TO LSA-R.S. 9:5175(C); 1) Affiant, Donald A. Gaudet,...filed a Petition under Chapter 7 of the United States Bankruptcy Code in the United States Bankruptcy Court for the Eastern District of Louisiana, Case Number 13-11262, on May 8, 2013; 2) Before Donald A. Gaudet filed his bankruptcy petition, First Bank and Trust recorded a judgment, rendered by the 24th Judicial District Court for the Parish of Jefferson, State of Louisiana, Case Number 703809, in favor of First Bank and Trust and against Donald A. Gaudet in the principal sum of \$196,376.80, with interest, attorney's fees and costs ("the Judgment") which Judgment is recorded in the mortgage records of Washington Parish under MOB 970, folio 552, File Number 2013-000526...; 4) ...Lot 72, Square 15, Town of Franklinton...; 6) This affidavit is submitted by Donald A. Gaudet...requests that the Clerk of Court and Ex-Officio Recorder of Mortgages for the Parish of Washington, partially cancel and erase from the records of his office the Judgment recorded in MOB 970, folio 552, but only insofar as it affects the above described property...; signed by Donald A. Gaudet before Richelle L. Luper, Notary Public, on March 9, 2020; of record in MOB 1176 Page 174 of the official records of Washington Parish, Louisiana.

4.

PLEDGE OF LEASES AND RENTS: Lender: Citizens Savings Bank, Franklinton, 828 Main Street, Franklinton, LA 70438 Grantor: Multi-Race Housing, L.L.C.; This Pledge of Leases and Rents dated January 20, 2021, is made and executed between Multi-Race Housing, L.L.C. (referred to below as "Grantor") and Citizens Savings Bank (referred to below as "Lender"); ...in no event shall such future advances (excluding interest) exceed in the aggregate \$50,000,000.00; The word "Note" means the promissory note dated January 20, 2021, in the original principal amount of \$224,000.00 from Borrower to Lender...; signed by Multi-Race Housing, L.L.C. By: Donald Anthony Gaudet, Manager of Multi-Race Housing, L.L.C.; of record in MOB 1202 Page 265 of the official records of Washington Parish, Louisiana.

5.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Donald Anthony Gaudet and Multi-Race Housing, LLC, By: Donald Anthony Gaudet, its duly authorized representative, before George Pivach, II, Notary Public, dated January 21, 2021 in

favor of Gulf Credit, LLC; Borrower's or Mortgagor's promissory note dated January 21, 2021, in the principal amount of U.S. \$137,987.85 ...; Notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$5,000,000.00; of record in MOB 1203 Page 70 of the official records of Washington Parish, Louisiana.

6.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Multi-Race Housing, LLC, By: Donald Anthony Gaudet, its duly authorized representative, before Timothy Thriffiley, Notary Public, dated May 19, 2021 in favor of Gulf Credit, LLC; Borrower's or Mortgagor's promissory note dated May 19, 2021, in the principal amount of U.S. \$169,500.00 ...; Notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$5,000,000.00; of record in MOB 1216 Page 281 of the official records of Washington Parish, Louisiana.

7.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Multi-Race Housing, LLC, By: Donald Anthony Gaudet, its duly authorized representative, before George Pivach, II, Notary Public, dated August 4, 2021 in favor of Gulf Credit, LLC; Borrower's or Mortgagor's promissory note dated August 4, 2021, in the principal amount of U.S. \$115,000.00 ...; Notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$5,000,000.00; of record in MOB 1224 Page 250 of the official records of Washington Parish, Louisiana.

8.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Multi-Race Housing, LLC, By: Donald Gaudet, Member of Multi-Race Housing, LLC, before R. Gary Higgins, Jr., Notary Public, dated August 25, 2022 in favor of Citizens Bank & Trust Company; a Note dated August 25, 2022, in the principal amount of \$152,000.00, from Mortgagor to Mortgagee; Further notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$5,000,000.00; of record in MOB 1257 Page 137 of the official records of Washington Parish, Louisiana.

9.

PLEDGE OF LEASES AND RENTS: This pledge of leases and rents dated August 25, 2022, is made and executed between Multi-Race Housing, LLC, whose address is 46157 Jenkins Rd #2, Franklinton, LA 70438 and Citizens Bank & Trust Company, whose address is 222 N New Hampshire Street, Covington, LA 70433; In addition to the Note, this Pledge secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Pledge secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$5,000,000.00; The word "Note" means the promissory note dated August 25, 2022, in the original principal amount of \$152,000.00 from Grantor to Lender; of record in MOB 1257 Page 170 of the official records of Washington Parish, Louisiana.

10.

ACT OF SUBDORDINATION OF MORTGAGE: Dated August 25, 2022 before Mark A. Pivach, Notary Public, personally came and appeared: Gulf Credit, LLC, whose address is 8311 Highway 23, Suite 103, Belle Chasse, LA 70037, herein represented by George Pivach, is duly authorized President, (hereinafter called "Appearer", whether one or more,) who declared under oath unto me, Notary, that Donald Anthony Gaudet and Multi-Race Housing, LLC (hereinafter "Mortgagor", whether one

or more) are obligated to Appearer pursuant to a promissory note executed by Mortgagor on January 21, 2021, in the original amount of \$137,987.85, now with a principal balance of \$150,188.40 (the "Agreement") to Gulf Credit, LLC and any future holder or holders, under which Mortgagor obtained a loan from Appearer as set forth in the Agreement, which loan is payable according to the terms of the Agreement (the "Indebtedness") which Indebtedness is secured by an Act of Mortgage (the "Mortgage") of even date, passed before George Pivach, II on January 21, 2021 and recorded in Instrument #MOB 1203, page 70, Parish of Washington, State of Louisiana, affecting the following described property: ... Appearer takes cognizance of and hereby consents to the Mortgage, dated August 25, 2022, executed by Multi-Race Housing, LLC, Parish of Washington, Louisiana (the "Mortgage") upon the property which is subject to the Mortgage, which said Mortgage secures a promissory note in the sum of \$152,000.00, executed by Multi-Race Housing, LLC payable to the order of Citizens Bank and Trust Company (the "Mortgage Note"). The Mortgage Note shall be in the maximum principle amount, and shall not in any event exceed, the sum of \$152,000.00; Appearer hereby declares that, for and in consideration of the benefits received and to be received by Appearer, Appearer does hereby subordinate the Mortgage recorded at Instrument MOB 1203, page 70, and all of Appearer's rights thereto, to the Mortgage recorded at MOB 1257, Page 137; of record in MOB 1257 Page 355 of the official records of Washington Parish, Louisiana.

11.

MANAGER'S CERTIFICATE: This is to certify that I am the sole member/manager of Multi-Race Housing, L.L.C. and that I am authorized to take any action described in La. R.S. 12:1318B or any other transaction on behalf of Multi-Race Housing, L.L.C. and I herein ratify any and all previous transactions including sales of immovable property executed by Donald A. Gaudet. Particularly, I, Donald Anthony Gaudet, am authorized and empowered for and on behalf of the corporation to buy, sell, lease or otherwise alienate any and all types of property, real, personal, or mixed, purchased by, sold to, or owned by Multi-Race Housing, L.L.C. in the State of Louisiana, and to execute any and all contracts containing and upon such terms and conditions as I may determine fit and proper. I, Donald Anthony Gaudet, am further authorized and empowered on behalf of Multi-Race Housing, L.L.C to sign any leases, acts of sale, acts of sale with mortgage, acts of assumption of mortgage, mortgage, multiple indebtedness mortgage, contracts, promissory notes, and any other documents necessary to carry out the authority granted to me. Dated: July 7, 2023; signed by Donald Anthony Gaudet, member/manager, before Matthew J. Garver, Notary Public, on July 7, 2023; of record in MOB 1280 Page 49 of the official records of Washington Parish, Louisiana.

12.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Multi-Race Housing, LLC, By: Donald Gaudet, Member of Multi-Race Housing, LLC, before Todd Charles Taranto, Notary Public, dated July 22, 2024 in favor of Citizens Bank & Trust Company; a Note dated July 22, 2024, in the principal amount of \$565,000.00, from Mortgagor to Mortgagee; Notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$5,000,000.00; of record in MOB 1309 Page 100 of the official records of Washington Parish, Louisiana.

13.

PLEDGE OF LEASES AND RENTS: This pledge of leases and rents dated July 22, 2024, is made and executed between Multi-Race Housing, LLC, whose address is 46157 Jenkins Rd #2, Franklinton, LA 70438 (referred to below as "Grantor") and Citizens Bank & Trust Company, whose address is 222 N New Hampshire Street, P.O. Box 1530, Covington, LA 70433 (referred to below as "Lender"); In addition to the Note, this Pledge secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation,

this Pledge secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$5,000,000.00; The word "Note" means the promissory note dated July 22, 2024, in the original principal amount of \$565,000.00 from Grantor to Lender; of record in MOB 1309 Page 117 of the official records of Washington Parish, Louisiana.

14.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Multi-Race Housing, LLC, By: Donald Gaudet, its duly authorized representative, and Donald Anthony Gaudet before George Pivach, II, Notary Public, dated July 24, 2024 in favor of Gulf Credit, LLC; Borrower's or Mortgagor's promissory note dated July 24, 2024, in the principal amount of U.S. \$104,157.47 ...; Notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$5,000,000.00; of record in MOB 1309 Page 345 of the official records of Washington Parish, Louisiana.

15.

REQUEST FOR PARTIAL CANCELLATION OF MORTGAGE OR PRIVILEGE AND PARTIAL RELEASE BY LICENSED FINANCIAL INSTITUTION PURSUANT TO R.S. 9:5172: Dated July 31, 2024, Gulf Credit, LLC, herein represented by its undersigned duly authorized officer or officers, declares the following: The institution is a licensed financial institution as defined in R.S. 9:5172 et seq., and is the obligee or authorized agent of the obligee for the obligation secured by the mortgage or privilege described as follows: A mortgage or privilege granted by: Multi-Race Housing, LLC and Donald Anthony Gaudet, In favor of: Gulf Credit, LLC and any future holder or holders, Date of Instrument: May 19, 2021, Recorded at MOB 1216, folio 281, Instrument Number 2021-002345; The institution grants a partial release of the above-described mortgage or privilege, and does hereby release ONLY the following described property from the above-described mortgage or privilege, to wit: ... 21321 Hwy 16, Franklinton, LA 70438...; signed by George Pivach, II, President, Gulf Credit, LLC before John E. Pivach, Notary Public; of record in MOB 1310 Page 459 of the official records of Washington Parish, Louisiana.

16.

REQUEST FOR PARTIAL CANCELLATION OF MORTGAGE OR PRIVILEGE AND PARTIAL RELEASE BY LICENSED FINANCIAL INSTITUTION PURSUANT TO R.S. 9:5172: Dated July 31, 2024, Gulf Credit, LLC, herein represented by its undersigned duly authorized officer or officers, declares the following: The institution is a licensed financial institution as defined in R.S. 9:5172 et seq., and is the obligee or authorized agent of the obligee for the obligation secured by the mortgage or privilege described as follows: A mortgage or privilege granted by: Donald Anthony Gaudet and Multi-Race Housing, LLC, In favor of: Gulf Credit, LLC and any future holder or holders, Date of Instrument: January 21, 2021, Recorded at MOB 1203, folio 70, Instrument Number 2021-000349; The institution grants a partial release of the above-described mortgage or privilege, and does hereby release ONLY the following described property from the above-described mortgage or privilege, to wit: ... 1040 Bickham Street, Franklinton, LA and 1138 Cleveland Street, Franklinton, LA...; signed by George Pivach, II, President, Gulf Credit, LLC before John E. Pivach, Notary Public; of record in MOB 1310 Page 463 of the official records of Washington Parish, Louisiana.

17.

REQUEST FOR PARTIAL CANCELLATION OF MORTGAGE OR PRIVILEGE AND PARTIAL RELEASE BY LICENSED FINANCIAL INSTITUTION PURSUANT TO R.S. 9:5172: Dated July 31, 2024, Gulf Credit, LLC, herein represented by its undersigned duly

authorized officer or officers, declares the following: The institution is a licensed financial institution as defined in R.S. 9:5172 et seq., and is the obligee or authorized agent of the obligee for the obligation secured by the mortgage or privilege described as follows: A mortgage or privilege granted by: Multi-Race Housing, LLC and Donald Anthony Gaudet, In favor of: Gulf Credit, LLC and any future holder or holders, Date of Instrument: August 4, 2021, Recorded at MOB 1224, folio 250, Instrument Number 2021-003620; The institution grants a partial release of the above-described mortgage or privilege, and does hereby release ONLY the following described property from the above-described mortgage or privilege, to wit: ... 49332 Hwy 436, Franklinton, LA...; signed by George Pivach, II, President, Gulf Credit, LLC before John E. Pivach, Notary Public; of record in MOB 1310 Page 467 of the official records of Washington Parish, Louisiana.

18.

REQUEST FOR NOTICE OF SEIZURE: Date: January 30, 2025 Owner(s) - Mortgagor(s) Name(s): Multi-Race Housing, LLC and Donald Anthony Gaudet, Legal Description of Property:...49282 Hwy 436, Franklinton, LA 70438 AND ...49332 Hwy 436, Franklinton, LA 70438 AND ...802 & 804 Varnado Street, Franklinton, LA 70438 AND ...21321 Hwy 16, Franklinton, LA 70438 AND ...1040 Bickham Street, Franklinton, LA 70438 AND ...1138 Cleveland Street, Franklinton, LA 70438; Under La. R.S. 13:3886, we are requesting a notification in the event of seizure of the above described property. This notification should be sent to the location shown below for Gulf Credit, LLC. ... Notice to be sent to: Gulf Credit, LLC 71683 Riverside Drive Ste 115, Covington, LA 70433; of record in MOB 1324 Page 336 of the official records of Washington Parish, Louisiana.

19.

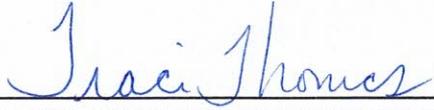
ACT OF MORTGAGE: Executed by Multi-Race Housing, LLC, appearing herein through Donald A. Gaudet, its Member (hereinafter, regardless of number and gender, referred to simply as "Mortgagor") in favor of Alexi Ponce and Flavia Oliva dated April 22, 2025 before Maria Gray Dolese, Notary Public; and the said Mortgagor did declare and acknowledge to me, Notary, that they are justly and truly indebted unto Multi-Race Housing, LLC (hereinafter referred to as "Mortgagee"), in the full sum of \$65,000.00...the said Mortgagor has made and subscribed One (1) certain promissory note of even date herewith, for said principal sum with interest at the rate of 14.5% per annum from date until paid, payable to the order of Mortgagee... balloon payment of all principal and interest remaining due and owing shall be due and payable on April 1, 2028, if not sooner paid...Which said note, after having been paraphed "Ne Varietur" by me, Notary, for identification herewith, has been delivered to the said Mortgagee; of record in MOB 1331 Page 126 of the official records of Washington Parish, Louisiana.

20.

NOTICE OF SEIZURE: In the matter styled Citizens Bank & Trust Company Versus NO. 121659 Donald Gaudet and Multi-Race Housing, LLC, 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 Donald Gaudet and Multi-Race Housing, LLC under a Writ of SEIZURE issued on December 17, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of COUNT I \$143,033.14 and COUNT II \$580,869.20, 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 526 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 13TH DAY OF FEBRUARY, 2026 AT 12:42 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 02/13/2026 AT 12:42 P.M.

