

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. STEPHANIE ANN WATKINS

DESCRIPTION OF PROPERTY

9.803 acres of land located in the North one-half of the Northwest Quarter of Section 11, Township 1 South - Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit

Commence at the Northwest corner Section 11, Township 1 South - Range 13 East for the Point of Beginning; thence North 89 degrees 23 minutes 41 seconds East, 900.0 feet; thence South, 600.0 feet; thence North 75 degrees 00 minutes 51 seconds West, 930.05 feet; thence North 00 degrees 15 minutes West, 350.0 feet to the Point of Beginning.

Which has the address of 60606 A C White Road, Angie, LA 70426

OTHER THAN:

1.

MORTGAGE: Executed by Stephanie Ann Watkins, before Alana Weber Reichert, Notary Public, dated March 28, 2022 in favor of Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for CMG Mortgage, Inc. dba CMG Financial; "Note" means the promissory note signed by Borrower and dated March 28, 2022. The Note states that Borrower owes Lender \$202,020.00 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, 2052; of record in MOB 1245 Page 197 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 02/09/2023; That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for CMG Mortgage, Inc. DBA CMG Financial, its successors and assigns does hereby assign, transfer, and deliver, to: CMG Mortgage, Inc., whose address is 3160 Crow Canyon Road Suite 400, San Ramon, CA 84583 (888) 262-0450, its successors and assigns, (Assignee), one certain mortgage made and subscribed by Stephanie Ann Watkins Single to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CMG Mortgage, Inc. DBA CMG Financial, its successors and assigns which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 03/28/2022 recorded under Book 1245,

Page 197 and File #2022-001422; of record in MOB 1269 Page 298 of the official records of Washington Parish, Louisiana.

3.

DEFAULT JUDGMENT: In the matter styled Magee Financial, LLC of Franklinton, 1001 Washington St. Franklinton Versus Stephanie Watkins, 60606 A C White Rd., Angie, LA, [REDACTED] No. CL-24-0099, 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 of Franklinton, and against the defendant, Stephanie Watkins, in the sum of \$4031.50, with 23.97% per Annum interest thereon from the 6th day of March, 2024, until paid, plus court costs. Thus, done, read and signed, in open court on this 6th day of March, 2024. Filed this 6th day of March, 2024; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1297 Page 342 of the official records of Washington Parish, Louisiana.

4.

ACT OF CORRECTION OF CLERICAL ERROR: BEFORE ME, the undersigned authority, a Notary Public duly commissioned and qualified in and for the said Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared: Alana Weber Reichert who upon being first duly sworn by me, Notary, did depose and state that: She was the Notary Public before whom an Act of Mortgage was executed on March 28, 2022, by Stephanie Ann Watkins in favor of CMG Mortgage, Inc dba CMG Financial recorded on March 30, 2022 in Book 1245, Page 197, File No. 2022-001422, ...affecting property designated as 60606 A C White Road, Angie, LA 70426. That through error and inadvertence an error was made in preparing the aforesaid Mortgage and Cash Sale, in which the legal description appeared as follows: ...When in truth and in fact, the Legal Description is as follows: 9.803 acres of land located in the North one-half of the Northwest Quarter of Section 11, Township 1 South - Range 13 East...And I Notary, do hereby authorize and request the Clerk of Court for the Parish of Washington, State of Louisiana, to make mention of the within Act of Correction in the margin in Book 1245, Page 197, File No. 2022-001422...; signed on April 12, 2024 by Alana Weber Reichert before Susanne M. Meyer, Notary Public; of record in MOB 1302 Page 61 of the official records of Washington Parish, Louisiana.

5.

ASSIGNMENT OF MORTGAGE: For value received, the undersigned, CMG Mortgage, Inc., located at 3160 Crow Canyon Road Suite 400, San Ramon, CA 94583, Assignor, does hereby grant, assign, and transfer without recourse, representation or warranty, expressed or implied to Freedom Mortgage Corporation, located at 951 Yamato Road Suite 175, Boca Raton, FL 33431, Assignee, its successors and assigns, all Assignor's interest under that certain Mortgage described below. Said Mortgage dated March 28, 2022, in the amount of \$202,020.00, executed by Stephanie Ann Watkins Single, Mortgagor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for CMG Mortgage, Inc. DBA CMG Financial, its successors and assigns, Original Mortgagee, and recorded on March 30, 2022 as Original/MOB 1245 Bundle/Page 197 as Entry No./Instrument No. 2022-001422 of the official records in the Recorder's Office of Washington Parish, State of Louisiana. As described in said deed of trust, together with all rights accrued or to accrue under said Mortgage. In witness whereof, the undersigned has caused this Instrument to be executed on June 24, 2025. CMG Mortgage, Inc. By: Katherine Larrea, Vice President, before Katie Hammon, Notary Public; of record in MOB 1337 Page 196 of the official records of Washington Parish, Louisiana.

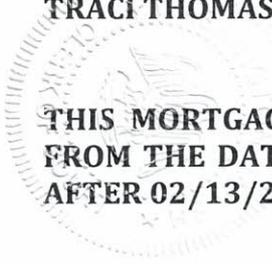
6.

NOTICE OF SEIZURE: In the matter styled Freedom Mortgage Corporation Versus No. 119521 Stephanie Ann Watkins, 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 Stephanie Ann Watkins under a Writ of SEIZURE issued on August 6, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$195,981.91, 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 152 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.