

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. MULTI-RACE HOUSING LLC
2. DONALD ANTHONY GAUDET [REDACTED]
3. DONALD A. GAUDET [REDACTED]
4. DONALD GAUDET [REDACTED]

DESCRIPTION OF PROPERTY

Property Description(s):

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

FIRST: Lot 5 and North 15 feet of Lot 6 and the South 25 feet of Lot 4, Square 404 of the Pierce Addition to the Town of Franklinton, as per Hoskins map of said Town on file in the office of the Clerk of Court, Washington Parish, Louisiana.

ALSO: That part of a former railroad in Headright 53, Township 2 South, Range 10 East, Washington Parish, Town of Franklinton, Louisiana, described as follows: Commencing at the Southwest corner of Square 236 of the plat of East Acres; thence along the North margin of Carter Street South 61 degrees 08 minutes West, 201.8 feet; thence North 22 degrees 30 minutes West, 959.0 feet to the POINT OF BEGINNING; thence North 22 degrees 30 minutes West, 93.9 feet; thence North 84 degrees 08 minutes East, 104.4 feet; thence South 22 degrees 30 minutes East, 93.9 feet; thence South 84 degrees 08 minutes West, 104.4 feet to the POINT OF BEGINNING.

Per survey by Wilson & Ashley, dated April 18, 1986.

The above-described property is further described by survey as follows, to-wit:

A parcel or lot of land situated in Block 404 and Headright 53, Township 2 South, Range 10 East, Town of Franklinton, Washington Parish, Louisiana, described as follows, to-wit: Commence at the Southwest corner of Square 236 of East Acres and proceed along the North margin of Carter Street, South 61 degrees, 08 minutes West, 201.8 feet; thence along the West line of former GM & O Railroad, North 22 degrees 30 minutes West, 959.0 feet to a point which is situated 15 feet South of the North line of Lot 6 extended and the POINT OF BEGINNING. Thence from said point of beginning proceed South 84 degrees 08 minutes West, 127.38 feet to the East margin of Lee Street; thence proceed Northerly along the East margin of Lee Street a distance of 90 feet; thence proceed North 84 degrees 08 minutes East, 204.54 feet; thence proceed South 22 degrees 30 minutes East, 93.9 feet to a three quarter inch iron pipe; thence proceed South 84 degrees 08 minutes West, 104.4 feet to the POINT OF BEGINNING, being a 1-1/2 inch iron pipe. In accordance with survey of Billy C. Daniels dated January 25, 1994.

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.

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.

3.

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.

4.

MORTGAGE: Executed by Multi-Race Housing LLC, a Louisiana limited liability company, in favor of Ameritrust Mortgage Corporation dated December 13, 2024 before Charles P. Tollover II, Notary Public; "Note" means the promissory note dated December 13, 2024, and signed by each Borrower; The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender \$90,000.00 plus interest; Each Borrower who signed the Note has promised to pay this debt in regular monthly payments and to pay the debt in full not later than January 1, 2055; of record in MOB 1321 Page 477 of the official records of Washington Parish, Louisiana.

5.

CORPORATE ASSIGNMENT OF MORTGAGE: Date of Assignment: Jun 27 2025 Assignor: Mortgage Electronic Registration Systems, Inc. ("MERS") as mortgagee, as nominee for Ameritrust Mortgage Corporation, its successors and assigns at P.O. Bo 2026, Flint, MI 48501-2026 Assignee: Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Eresi Capital Trust at c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Drive, Salt Lake City, UT 84119; Executed By: Multi-Race Housing LLC To: Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Ameritrust Mortgage Corporation, its successors and assigns Dated: 12-13-2024 Recorded: 12-18-2024 as Registry Number 2024-005592, MOB 1321, Folio 477 in the Parish of Washington, State of Louisiana. Property Address: 1425 Lee Street, Franklinton, LA 70438; ...that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$90,000.00 with interest, secured thereby...; of record in MOB 1337 Page 67 of the official records of Washington Parish, Louisiana.

6.

PARTIAL RELEASE OF MORTGAGE: Whereas, Gulf Credit LLC (hereinafter referred to as the "Mortgagee") is the owner and holder of the following described Mortgage originally in favor of Gulf Credit LLC dated July 24, 2024 and recorded on July 25, 2024, as Instrument No. 2024-003376, in the County Clerk's Office of Washington Parish, Louisiana. Book 1309 Page 345; The aforesaid Mortgage was executed by Donald Anthony Gaudet and Multi-Race Housing LLC, a Louisiana limited liability (hereinafter referred to as the "Mortgagors") and contained the below described Parcels in the legal description of the aforesaid Mortgage. The premises included in the Mortgagors' legal description, being Released by this Partial Release of Mortgage is: **PARCEL TO BE RELEASED:** ... The above described property is further described by survey as follows, to-wit: A parcel or lot of land situated in Block 404 and Headright 53, Township 2 South, Range 10 East, Town of Franklinton... Mortgagee hereby acknowledges this partial release of said Mortgage, and surrenders only that property listed above shall be released from its lien and the Mortgage as to only that portion of the property listed above and same is hereby cancelled, and therefore directs the Clerk of Said Court to cancel the same of record...; Now therefore the undersigned Mortgagee hereby releases all liens or claims of rights of lien only against the Parcel to be Released, described first above, contained in the Mortgage recorded as Instrument No. 2024-003376, by reason of having filed this Partial Release of Mortgage; signed by Gulf Credit LLC By: George Pivach II, President before John E. Pivach, notary public; of record in MOB 1337 Page 97 of the official records of Washington Parish, Louisiana.

7.

NOTICE OF SEIZURE: In the matter styled U.S. Bank Trust National Association, as trustee for Chateau Series VI Trust Versus NO. 121713 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 Multi-Race Housing LLC under a Writ of SEIZURE issued on January 6, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$89,928.03, with interest, attorney fees, and costs, this the 27th day of

January, 2026; signed by: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1353 Page 483 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 12TH DAY OF MARCH, 2026 AT 8:45 A.M.

Traci Thomas

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 03/12/2026 AT 8:45 A.M.