

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. CLEMENT J. GUERRA
2. CLEMENT GUERRA

DESCRIPTION OF PROPERTY

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 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 11 EAST, WASHINGTON PARISH, LOUISIANA, more particularly described as follows, to-wit:

From the northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 11 East, run South 89 degrees 51 minutes 57 seconds West a distance 731.59 feet; thence South 03 degrees 12 minutes 23 seconds East a distance of 209.02 feet; thence South 03 degrees 23 minutes 28 seconds West a distance of 468.35 feet; thence South 06 degrees 14 minutes 46 seconds East a distance of 210.23 feet; thence South 08 degrees 37 minutes 25 seconds East a distance of 700.68 feet to the point of Beginning, from the point of beginning continue South 08 degrees 37 minutes 25 seconds East a distance of 410.82 feet; thence North 89 degrees 55 min 43 seconds West a distance of 354.29 feet thence North 00 degrees 04 minutes 17 seconds East a distance of 406.10 feet; thence South 89 degrees 55 minutes 43 seconds East a distance of 292.19 feet to the point of Beginning. Said parcel contains 3.013 acres, all as per survey by James J. Jones & Associates, Inc., numbered 99-091-11 and dated September 16, 2002.

Together and subject to a non-exclusive servitude of way for a roadway across the following described property, to-wit: A certain parcel of ground situated in Section 10, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being more fully described as follows: From the northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 11 East, run South 89 degrees 51 minutes 57 seconds West a distance of 701.54 feet to the point of beginning.

From the point of beginning, run South 03 degrees 12 minutes 23 seconds, East a distance of 209.14 feet; thence South 03 degrees 23 minutes 28 seconds West a distance of 467.55 feet; thence South 06 degrees 14 minutes 46 seconds East a

distance of 207.08 feet; thence south 08 degrees 37 minutes 25 seconds East a distance of 1,421.37 feet; thence South 17 degrees 55 minutes 15 seconds East a distance of 174.23 feet to a point on a curve; thence along a curve to the right having a radius of 50.00 feet a delta of 286 degrees 15 minutes 37 seconds, an arc length 249.81 feet and a chord which bears South 72 degrees 04 minutes 45 seconds West having a chord distance of 60 feet to a point on a line; thence North 17 degrees 55 minutes 15 seconds West a distance of 179.10 feet; thence north 08 degrees 37 minutes 25 seconds West a distance of 1,427.50 feet ; thence North 06 degrees 14 minutes 46 seconds West a distance of 213.39 feet ; thence North 03 degree 23 minutes 28 seconds East a distance of 469.15 feet; thence North 03 degrees 12 minutes 23 seconds West a distance of 77.73 feet to a point of curve; thence along a curve to the left having a radius of 75.00 feet a delta of 86 degrees 55 minutes 39 seconds, an arc length 113.79 feet and a chord which bears North 46 degrees 40 minutes 13 seconds West having a chord distance of 103.18 feet to a point of tangency; thence South 89 degrees 51 minutes 57 seconds West a distance of 557.63 feet; thence North 00 degrees 06 minutes 10 seconds West a distance of 1,267.04 feet; thence north 60 degrees 14 minutes 05 seconds East a distance of 69.05 feet; thence South 00 degrees 06 minutes 10 seconds East a distance of 1,250.18 feet; thence North 89 degrees 51 minutes 57 seconds East a distance of 625.55 feet to the Point of Beginning, said servitude of way being more fully shown on survey plat by James J. Jones & Associates, number 99-091-1-A and dated September 17, 2001, subject to restrictions, rights of-way and outstanding mineral rights of record affecting the property ("Property").

OTHER THAN:

1.

MORTGAGE: Executed by Clement J Guerra ("Borrower"), before James A. Mounger, Notary Public, dated July 13, 2010 in favor of Wells Fargo Bank, N.A. ("Lender"); Borrower declared and acknowledged that Borrower owes Wells Fargo Bank, N.A., the principal sum of \$41,022.00; This debt is evidenced by Borrower's note of even date paraphed "Ne Varietur" by me, Notary, for identification herewith and delivered to Lender ("Note"). The Note provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 01, 2040; of record in MOB 895 Page 337 of the official records of Washington Parish, Louisiana.

2.

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY: The undersigned borrower(s), whether one or more, each referred to below as "I" or "me", residing at: 12081 S. Choctaw Rd., Bogalosa, LA 70427. I am the Buyer/Owner of the following manufactured home: Used 2003 Redmond Champion 111111 111111 048x030 Serial No. 0110390320374A, 0110390320374B permanently affixed to the real property located at 24659 Twin Oaks Road Franklinton, Washington, LA 70438 and as more particularly described on Exhibit A attached hereto ... I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, Wells Fargo Bank, N.A. ("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present...signed by Clement J Guerra, Borrower on July 13, 2010 before James A. Mounger, notary public; of record in MOB 987 Page 253 of the official records of Washington Parish, Louisiana. (SEE COPY ATTACHED)

3.

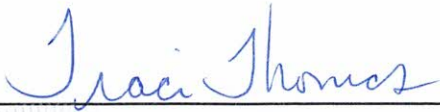
NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 08/09/2025; That for value received, the said Wells Fargo Bank, N.A. does hereby assign, transfer, and deliver, to: Freedom Mortgage Corporation, whose address is 951 Yamato Road, Suite 175, Boca Raton, FL 33431 (855)690-5900, its successors or assigns, (Assignee) one certain mortgage made and subscribed by Clement J Guerra which is described herein, executed by the same parties, and so paraphed by a Notary Public, on

07/13/2010 recorded under Book 895 and Page 337; of record in MOB 1340 Page 180 of the official records of Washington Parish, Louisiana.

4.

NOTICE OF SEIZURE: In the matter styled Freedom Mortgage Corporation Versus No. 121716 Clement J. Guerra A/K/A Clement Guerra, 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 Clement J. Guerra A/K/A Clement Guerra under a Writ of Seizure issued on January 5, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$27,944.29, with interest, attorney fees, and costs, this the 26th day of January, 2026; signed by: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1353 Page 258 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 4TH DAY OF MARCH, 2026 AT 2:45 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 03/04/2026 AT 2:45 P.M.

Washington Parish Recording Page

Johnny D. Crain, Jr.
Clerk of Court
Washington Parish Courthouse
Franklinton, LA 70438
(985) 839-4663

Received From :
WELLS FARGO BANK

First MORTGAGOR
GUERRA, CLEMENT J

First MORTGAGEE
WELLS FARGO BANK NA

Index Type : Mortgage
Type of Document : Power Of Attorney

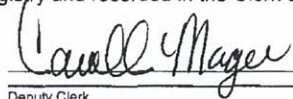
File Number : 2013-003835

Book : 987 Page : 253

Recording Pages : 5

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Washington Parish, Louisiana


Deputy Clerk

On (Recorded Date) : 08/07/2013

At (Recorded Time) : 12:53:18PM



Doc ID - 001120580005

Return To :
WELLS FARGO BANK
FRANKLINTON, LA 70438

Do not Detach this Recording Page from Original Document

Record and Return [] by Mail [] by Pickup to:

WFHM FINAL DOCS X2599-024

405 SW 5TH STREET

DES MOINES, IA 50309-4600

REAL PROPERTY AND MANUFACTURED HOME LIMITED POWER OF ATTORNEY

(To execute or release title, mortgage or deed of trust, security filing, transfer of equity and insurance documents and proceeds.)

The undersigned borrower(s), whether one or more, each referred to below as "I" or "me," residing at:

12081 S. CHOCTAW RD.

Street Address

BOGALOSA, LA 70427

("Present Address").

City, State Zip, County

I am the Buyer/Owner of the following manufactured home (the "Manufactured Home"):

USED	2003	REDMOND CHAMPION	111111 111111	048 x 030
New/Used	Year	Manufacturer's Name	Model Name or Model No.	Length x Width

01103R90520374A	01103R90520374B	0110390320374A	0110390320374B	
Serial No.	Serial No.	Serial No.	Serial No.	

permanently affixed to the real property located at 24659 TWIN OAKS ROAD

Street Address

FRANKLINTON, WASHINGTON, LA 70438

("Property Address") and as more

City, County, State Zip

Page 1

Initial: CA

NMFL # 7110 (MALA) Rev 2/4/2008



particularly described on Exhibit A attached hereto (the "Real Property"). I do hereby irrevocably make, constitute, appoint and authorize with full powers of substitution, WELLS FARGO BANK, N.A.

("Lender"), its successors, assigns or designees as my agent and attorney-in-fact, in my name, place and stead in any way which I could do, if I were personally present, with full power of substitution and delegation, (1) to complete, execute and deliver, in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to implement the terms and provisions of the Security Instrument dated JULY 13, 2010 executed by me in favor of Lender, (2) to complete, execute and deliver, in my name or in Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to make application for and obtain the certificate of title for the Manufactured Home and to have Lender (or its designee) designated as lienholder on the certificate of title for the Manufactured Home, (3) to complete, execute and deliver in my name or Lender's name, any and all forms, certificates, assignments, designations, releases or other documentation as may be necessary or proper to have the Manufactured Home treated as real estate for any and all purposes under state law, including but not limited to the surrender of any certificate of title, any election to treat the Manufactured Home as real estate for tax purposes or to meet any other requirements in order for the loan/financing secured by the Manufactured Home and the Real Property to be eligible for sale on the Federal National Mortgage Association ("Fannie Mae"), the Federal Home Loan Mortgage Association ("Freddie Mac") or any other secondary market purchaser, (4) to receive, complete, execute or endorse, and deliver in my name or Lender's name any and all claim forms, agreements, assignments, releases, checks, drafts or other instruments and vehicles for the payment of money, relating to any insurance covering the Manufactured Home, the indebtedness secured by the Manufactured Home or the Real Property, and (5) to complete, sign and file, without my signature, such financing and continuation statements, amendments, and supplements thereto, mortgages, deeds of trust and other documents, including releases of these items, which I may from time to time deem necessary to perfect, preserve and protect Lender's security interest in the Manufactured Home, the Property and any other property sold with it. I acknowledge that at the time this Power of Attorney and my Security Instrument and any of the forms, certificates, assignments, designations, releases or other documentation are prepared the serial number of the manufactured housing unit may not be available or may be inaccurate. The manufactured housing unit may be a factory order in the process of being constructed. Immediately, upon Lender's receipt of the serial number, I understand and agree that the above items may be completed and/or corrected by Lender to properly disclose all the applicable home identifications, including the serial number. I understand that I will be provided with a copy of any corrected agreement.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument. I have given this Limited Power of Attorney in connection with a loan/financing to be given by Lender and to induce Lender to make the financing available. It is coupled with an interest in the transaction and is irrevocable. This Limited Power of Attorney shall not be affected by my (our) subsequent incapacity, disability, or incompetence. I do further grant unto Lender full authority and power to do and perform any and all acts necessary or incident to the execution of the powers herein expressly granted, as fully as I might or could do if personally present.

EXHIBIT "A"

LEGAL DESCRIPTION

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 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 11 EAST, WASHINGTON PARISH, LOUISIANA, more particularly described as follows, to-wit:

From the northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 11 East, run South 89 degrees 51 minutes 57 seconds West a distance 731.59 feet; thence South 03 degrees 12 minutes 23 seconds East a distance of 209.02 feet; thence South 03 degrees 23 minutes 28 seconds West a distance of 468.35 feet; thence South 06 degrees 14 minutes 46 seconds East a distance of 210.23 feet; thence South 08 degrees 37 minutes 25 seconds East a distance of 700.68 feet to the point of Beginning, from the point of beginning continue South 08 degrees 37 minutes 25 seconds East a distance of 410.82 feet; thence North 89 degrees 55 min 43 seconds West a distance of 354.29 feet thence North 00 degrees 04 minutes 17 seconds East a distance of 406.10 feet; thence South 89 degrees 55 minutes 43 seconds East a distance of 292.19 feet to the point of Beginning. Said parcel contains 3.013 acres, all as per survey by James J. Jones & Associates, inc., numbered 99-091-11 and dated September 16, 2002.

Together and subject to a non-exclusive servitude of way for a roadway across the following described property, to-wit: A certain parcel of ground situated in Section 10, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being more fully described as follows: From the northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 11 East, run South 89 degrees 51 minutes 57 seconds West a distance of 701.54 feet to the point of beginning.

From the point of beginning, run South 03 degrees 12 minutes 23 seconds, East a distance of 209.14 feet; thence South 03 degrees 23 minutes 28 seconds West a distance of 467.55 feet; thence South 06 degrees 14 minutes 46 seconds East a distance of 207.08 feet; thence south 08 degrees 37 minutes 25 seconds East a distance of 1,421.37 feet; thence South 17 degrees 55 minutes 15 seconds East a distance of 174.23 feet to a point on a curve; thence along a curve to the right having a radius of 50.00 feet a delta of 286 degrees 15 minutes 37 seconds, an arc length 249.81 feet and a chord which bears South 72 degrees 04 minutes 45 seconds West having a chord distance of 60 feet to a point on a line; thence North 17 degrees 55 minutes 15 seconds West a distance of 179.10 feet; thence north 08 degrees 37 minutes 25 seconds West a distance of 1,427.50 feet; thence North 06 degrees 14 minutes 46 seconds West a distance of 213.39 feet; thence North 03 degree 23 minutes 28 seconds East a distance of 469.15 feet; thence North 03 degrees 12 minutes 23 seconds West a distance of 77.73 feet to a point of curve; thence along a curve to the left having a radius of 75.00 feet a delta of 86 degrees 55 minutes 39 seconds, an arc length 113.79 feet and a chord which bears North 46 degrees 40 minutes 13 seconds West having a chord distance of 103.18 feet to a point of tangency; thence South 89 degrees 51 minutes 57 seconds West a distance of 557.63 feet; thence North 00 degrees 06 minutes 10 seconds West a distance of 1,267.04 feet; thence north 60 degrees 14 minutes 05 seconds East a distance of 69.05 feet; thence South 00 degrees 06 minutes 10 seconds East a distance of 1,250.18 feet; thence North 89 degrees 51 minutes 57 seconds East a distance of 625.55 feet to the Point of Beginning, said servitude of way being more fully shown on survey plat by James J. Jones & Associates, number 99-091-1-A and dated September 17, 2001, subject to restrictions, , rights of-way and outstanding mineral rights of record affecting the property.

That certain manufactured home/mobile situated on the above described property, being a 2003 RMR905 Redman Champion, VIN No. 011-03-R905-20374A and 011-03-R905-20374B, which said manufactured home/mobile home was immobilized pursuant to Act of Immobilization dated December 20, 2002, and filed for record as Instrument No. 238654, of the records of Washington Parish, Louisiana. Improvements thereon bear Municipal No. 24659 Twin Oaks Road, Franklinton, Louisiana

Being the same property herein acquired by vendor on January 21, 2010, registered in COB Book 686 PAGE 400.

APPEARANCE:

CLEMENT J. GUERRA, OF LEGAL AGE AND RESIDENT OF WASHGTON, PARISH, LOUISIANA, WHO DECLARED UNDER OATH THAT HE HAS BEEN MARRIED BUT ONCE AND THEN TO JANE CAMP, FROM WHOM HE IS DIVORCED AND HAS NOT SINCE THEN REMARRIED,
MAILING ADDRESS: 24659 TWIN OAKS ROAD, FRANKLINTON, LA. 70438