

**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. MICHAEL RAY FORTENBERRY**
- 2. MICHAEL R. FORTENBERRY**
- 3. MICHAEL FORTENBERRY**
- 4. JENNIFER WARREN**

DESCRIPTION OF PROPERTY

2015 Sunshine mobile home, bearing Serial Numbers ALS19523A and ALS19523B

AND

The following described property, including all improvements thereon and appurtenances thereunto belonging, situated in the Parish of Washington, State of Louisiana, to-wit:

A certain parcel of land situated in Section 16, Township 1 South, Range 11 East, Greensburg Land District, Washington Parish, Louisiana and more fully described as follows:

Commence at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 16, Township 1 South, Range 11 East and measure South 01 degrees 13 minutes 36 seconds East a distance of 170.96 feet to the Point of Beginning.

From the Point of Beginning, measure South 81 degrees 03 minutes 19 seconds East a distance of 149.64 feet to a 1/2 inch iron rod set; thence North 56 degrees 21 minutes 47 seconds East a distance of 125.56 feet to a 1/2 inch iron rod set; thence South 01 degrees 13 minutes 36 seconds West a distance of 221.67 feet to a 1/2 inch iron rod set; thence South 89 degrees 55 minutes 29 seconds West a distance of 251.37 feet to a 1/2 inch iron rod set; thence North 01 degrees 13 minutes 36 seconds East a distance of 175.70 feet to the Point of Beginning and containing 1.000 acre(s) of land, more or less, all as per survey by Kelly J. McHugh & Associates, dated 06-16-2020, dwg. No. D20-1024-1.

OTHER THAN:

1.

MORTGAGE: Executed by Michael Ray Fortenberry and Jennifer Warren, before Lillie Bates Toler, Notary Public, dated March 19, 2021 in favor of 21st Mortgage Corporation; "Note" means the consumer loan note signed by Borrower and dated 3/19/2021. The Note states that Borrower owes Lender \$84,592.25 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 4/1/2044; of record in MOB 1212 Page 576 of the official records of Washington Parish, Louisiana.

2.

DEFAULT JUDGMENT: In the matter styled Magee Financial, LLC Versus Michael Fortenberry [REDACTED] No. CL-22-0091, 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, Michael Fortenberry, in the sum of \$2806.66, with 35.81% percent per annum interest thereon from the 30th day of March, 2022, until paid, plus court costs. Thus, done, read, and signed, in open court on this 30th day of March, 2022. Filed this 30th day of March, 2022; Signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1245 Page 480 of the official records of Washington Parish, Louisiana.

3.

DEFAULT JUDGMENT: In the matter styled Parish Credit, L.L.C Versus Michael Fortenberry [REDACTED] No. CL-22-0541, 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, Parish Credit, LLC, and against the defendant, Michael Fortenberry, in the sum of \$1168.64, with 33.79% percent per annum interest thereon from the 7th day of December, 2022, until paid, plus court costs. Thus, done, read, and signed, in open court on this 7th day of December, 2022. Filed this 7th day of December, 2022; Signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1265 Page 289 of the official records of Washington Parish, Louisiana.

4.

DEFAULT JUDGMENT: In the matter styled First Finance Co. of Washington Parish Versus Michael R Fortenberry [REDACTED] No. CL-23-0011, 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, First Finance Co., and against the defendant, Michael R. Fortenberry, in the sum of \$910.00, with 36.00% percent per annum interest thereon from the 25th day of January, 2023 until paid, plus court costs. Thus, done, read and signed, in open court on this 25th day of January, 2023. Filed this 25th day of January, 2023; Signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1268 Page 299 of the official records of Washington Parish, Louisiana.

5.

JUDGMENT: In the matter styled Gulfco of Louisiana, LLC, D/B/A Tower Loan of Bogalusa Versus Michael R. Fortenberry, A/K/A Michael Fortenberry, A/K/A Michael Ray Fortenberry; Number 114646-D, 22nd Judicial District Court, Washington Parish, Louisiana; It is ordered, adjudged and decreed that there be judgment herein in favor of petitioner, Gulfco of Louisiana, LLC, D/B/A Tower Loan of Bogalusa, and against said defendant, Michael R. Fortenberry, A/K/A Michael Fortenberry, A/K/A Michael Ray Fortenberry, [REDACTED] in the amount of \$3,153.62, together with interest at the rate of 33.33% per annum for one year beginning March 5, 2020, and thereafter at the rate of 18% per annum, until paid in full, for \$50.00 in late charges, for all costs of collection, including court costs, and that petitioner's security interest be recognized and maintained. It is further ordered, adjudged and decreed that there be judgment herein in favor of Plaintiff, and against said defendant, Michael R. Fortenberry, A/K/A Michael Fortenberry, A/K/A Michael Ray Fortenberry, [REDACTED] in the amount of 25% of the unpaid debt after default as reasonable attorney's fees. Judgment rendered and signed in Franklinton, Washington Parish, Louisiana, on this the 20 day of April 2023. Signed by Honorable Richard C. Swartz, Jr., Judge; of record in MOB 1274 Page 341 of the official records of Washington Parish, Louisiana.

6.

NOTICE OF SEIZURE: In the matter styled 21ST Mortgage Corporation Versus NO. 119954 Michael Ray Fortenberry A/K/A/ Michael R. Fortenberry A/K/A Michael Fortenberry and Jennifer Warren, 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 Michael Ray Fortenberry A/K/A/ Michael R. Fortenberry A/K/A Michael Fortenberry and Jennifer Warren under a Writ of SEIZURE issued on September 13, 2024, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$81,222.07, with interest, attorney fees, and costs, this the 20th day of September, 2024; signed By: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1314 Page 239 of the official records of Washington Parish, Louisiana.

7.

AMENDED NOTICE OF SEIZURE: In the matter styled 21ST Mortgage Corporation Versus NO. 119954 Michael Ray Fortenberry A/K/ Michael R. Fortenberry A/K/A Michael Fortenberry and Jennifer Warren, 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 Michael Ray Fortenberry A/K/ Michael R. Fortenberry A/K/A Michael Fortenberry and Jennifer Warren under a Writ of SEIZURE issued on September 13, 2024, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$80,854.32, with interest, attorney fees, and costs, this the 23rd day of February, 2026; signed By: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1355 Page 364 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 1ST DAY OF APRIL, 2026 AT 1:24 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 04/01/2026 AT 1:24 P.M.