

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. BIRVON ROBERTS, JR.
2. TANIKA ROBERTS

DESCRIPTION OF PROPERTY

Parcel one:

0.49 acres of land in Section 43, Township 3 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the northwest corner of Section 43, Township 3 South, Range 13 East and run east, along the north line of headright 43, 1196.4 feet to the west Parcel one:

0.49 acres of land in Section 43, Township 3 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the northwest corner of Section 43, Township 3 South, Range 13 East and run east, along the north line of headright 43, 1196.4 feet to the west margin of New Louisiana State Highway No. 21; thence south 04 degrees 53 minutes west, 925.2 feet to an old corner on the east margin of New Louisiana State Highway No. 21; thence south 25 degrees 40 minutes west, along the east margin of Highway No. 21, 167.9 feet; thence leave the highway and run easterly along the north margin of a road the following courses and distances south 66 degrees 06 minutes east 197.6 feet; south 74 degrees 53 minutes east 95.5 feet; south 86 degrees 41 minutes east 36.3 feet; north 65 degrees 56 minutes east 19.3 feet to the point of beginning; thence continue north 65 degrees 56 minutes east, along the north margin of the road, 100.0 feet; thence leave the road and run north 00 degrees 15 minutes west, 209.8 feet; thence west, 91.3 feet; thence south 00 degrees 15 minutes east, 254.5 feet to the point of beginning.

A permanent easement and right-of-way, the following described road, is to run in perpetuity with the lot of land:

A certain parcel of land in Section 43, Township 3 South-Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the northwest corner of Section 43, Township 3 South, Range 13 East and run east, along the north line of Section 43, 1196.4 feet to the west margin of the New Louisiana State Highway No. 21; thence south 04 degrees 53 minutes west, 925.2 feet to the east margin of the New Louisiana State Highway No. 21; thence south 25 degrees 40 minutes west, along the east margin of Highway No. 21, 167.9 feet to the point of beginning; thence leave the highway and run easterly, along the north margin of a road, the following courses and distance: South 66 degrees 06 minutes east, 197.6 feet; south 74 degrees 53 minutes east 95.5 feet; south 86 degrees 41 minutes east 36.3 feet; north 65 degrees 56 minutes east 119.3 feet; thence south 00 degrees 15 minutes east, 54.6 feet to the south margin of the road; thence westerly, along the south margin of the road the following courses and distances; south 65 degrees 56 minutes west 109.5 feet; north 86 degrees 41 minutes west 53.7 feet; north 74 degrees 53 minutes west 104.5 feet; north 66 degrees 06 minutes west 202.4 feet to the east margin of the New Louisiana State Highway No. 21; thence north 25 degrees 40 minutes east, along the east margin of Highway No. 21, 50.0 feet to the point of beginning.

All as per survey of R. R. Porter, Registered Civil Engineer and Land Surveyor, dated March 15, 1972.

Less and except from parcel one described above:

Commencing at the northwest corner of said Section 43, run due east a distance of 1,461.24 feet; thence due south a distance of 927.3 feet to an iron pipe; thence due west a distance of 91.3 feet to a stainless steel pipe; thence south 0 degrees 15 minutes east a distance of 254.5 feet to an iron pipe and the point of beginning; thence north 0 degrees 15 minutes west a distance of 45.44 feet to the most southerly point of parcel two below; thence south 25 degrees 54 minutes east a distance of 41.50 feet to a stainless steel pipe; thence south 65 degrees 56 minutes west a distance of 18.62 feet to the iron pipe at the point of beginning, all containing 0.00886 acre.

Parcel two:

Commencing at the northwest corner of said Section 43, run due east a distance of 1,461.24 feet; thence due south a distance of 927.3 feet to an iron pipe; thence due west a distance of 91.3 feet to a stainless steel pipe and the point of beginning. Thence south 0 degrees 15 minutes east a distance of 209.06 feet to a point; thence north 25 degrees 54 minutes west a distance of 54.76 feet to a stainless steel pipe; thence north 7 degrees 13 minutes east a distance of 161.83 feet to the point of beginning all containing 0.055080 acre.

Parcel three:

One (1.0) acres of land in the westernmost section of lot number thirteen (13) of the private partition of the heirs of Benjamin Bruns in Section 43, Township 3 South, Range 13 East, and more fully described as follows, to-wit:

Commence at the northwest corner of Section 43, Township 3 South, Range 13 East, Greensburg District, LA, and run due east 22.14 chains; thence due south 13.91 chains to an iron stob and point of beginning; thence due east 194.69 feet; thence due south 223.74 feet; thence due west 194.69 feet to iron stob; thence due north 223.74 feet to iron stob and point of beginning.

#### OTHER THAN:

1.

**MORTGAGE:** Executed by Birvon Roberts, Jr. and Tanika Roberts, before Sheila Hunt, Notary Public, dated July 5, 2023 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Lender, Flagstar Bank, N.A.; "Note" means the promissory note signed by Borrower and dated July 5, 2023; The Note states that Borrower owes Lender \$217,979.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2053; of record in MOB 1280 Page 92 of the official records of Washington Parish, Louisiana.

2.

**ASSIGNMENT OF MORTGAGE:** For Value Received, the undersigned, Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Flagstar Bank, N.A., its successors and assigns, located at P.O. Box 2026, Flint, Michigan 48501-2026, Assignor, does hereby grant, assign, and transfer without recourse, representation or warranty, expressed or implied to Flagstar Bank, N.A., located at 5151 Corporate Drive, Troy, MI 48098, Assignee, its successors and assigns, all Assignor's interest under that certain Mortgage described below. Said Mortgage dated July 05, 2023, in the amount of \$217,979.00, executed by Birvon Roberts, Jr. and Tanika Roberts, husband and wife, Mortgagor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Flagstar Bank, N.A., its successors and assigns, Original Mortgagee, and recorded on July 07, 2023 as Original/MOB 1280 Bundle/Page 92 as Entry No./Instrument No. 2023-002924 of the official records in the Recorder's Office of Washington Parish, State of Louisiana. As described in said deed of trust; signed by Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Flagstar Bank, N.A., its successors and assigns By: Candelaria Salmeron, Vice President, on October 11, 2024

before Addison Rice, Notary Public; of record in MOB 1316 Page 438 of the official records of Washington Parish, Louisiana.

3.

**ASSIGNMENT OF MORTGAGE:** For Value Received, the undersigned, Flagstar Bank, N.A., F/K/A Flagstar Bank, FSB, located at 5151 Corporate Drive, Troy, MI 48098, Assignor, does hereby grant, assign, and transfer without recourse, representation or warranty, expressed or implied to Nationstar Mortgage LLC, located at 8950 Cypress Waters Blvd, Coppell, TX 75019, Assignee, its successors and assigns, all Assignor's interest under that certain Mortgage described below. Said Mortgage dated July 05, 2023, in the amount of \$217,979.00, executed by Birvon Roberts, Jr. and Tanika Roberts, husband and wife, Mortgagor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Flagstar Bank, N.A., its successors and assigns, Original Mortgagee, and recorded on July 07, 2023 as Original/MOB 1280 Bundle/Page 92 as Entry No./Instrument No. 2023-002924 of the official records in the Recorder's Office of Washington Parish, State of Louisiana. As described in said deed of trust; signed by Flagstar Bank, N.A., F/K/A Flagstar Bank, FSB, by First American Mortgage Solutions, as attorney in fact By: Rebecca Higley, Vice President, on December 10, 2024 before Addison Rice, Notary Public; of record in MOB 1321 Page 557 of the official records of Washington Parish, Louisiana.

4.

**JUDGMENT:** In the matter styled Nationstar Mortgage LLC Versus Birvon Roberts, Jr. and Tanika Roberts, Suit Number: 121003 Div. I, 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged, and decreed, that there be an *in rem* Judgment against Defendants, Birvon Roberts, Jr. and Tanika Roberts, in favor of Nationstar Mortgage LLC in the principal sum of \$216,051.19, plus interest thereon at the rate of 6.75% per annum from June 1, 2024 until paid, together with any applicable amounts provided for by the Act of Mortgage and applicable law such as late charges, escrow advances, corporate advances, and other fees, together with reasonable attorney's fees actually incurred by the Plaintiff, if/as applicable, such other or additional amounts incurred or hereafter advances and proves according to law for taxes, assessments, repairs to and maintenance of the property, and other charges which the Plaintiff is permitted to prove by affidavits filed or submitted before judicial sale; It is further ordered, adjudged and decreed that Plaintiff's mortgage recorded at 2023-2924 over the immovable property described below is hereby recognized, and Plaintiff is entitled to the ranking of said mortgage ...; Judgment signed this 8 day of Oct., 2025 in Franklinton, Louisiana; signed by Honorable Tara Zeller, Judge, 22<sup>nd</sup> Judicial District Court; of record in MOB 1345 Page 279 of the official records of Washington Parish, Louisiana.

5.

**NOTICE OF SEIZURE:** In the matter styled Nationstar Mortgage LLC Versus NO. 121003 Birvon Roberts, Jr. and Tankia Roberts, 22<sup>nd</sup> 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 Birvon Roberts, Jr. and Tankia Roberts under a Writ of FIERI FACIAS issued on January 13, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a

claim of \$216,051.19, with interest, attorney fees, and costs, this the 27<sup>th</sup> day of January, 2026; signed by: Jason Smith, Sheriff by: Jessica Schilling, Deputy Sheriff; of record in MOB 1353 Page 479 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 1<sup>ST</sup> DAY OF APRIL, 2026 AT 1:18 P.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 04/01/2026 AT 1:18 P.M.