

**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. BRYAN JAMES BECNEL**
- 2. BRYAN J. BECNEL**
- 3. BRYAN BECNEL**
- 4. KAREN EMILY HOLMES**
- 5. KAREN E. HOLMES**
- 6. KAREN HOLMES**

DESCRIPTION OF PROPERTY

One and one-half (1 ½) certain lots or parcels of ground, together with all the buildings and improvements situated thereto and all rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the City of Bogalusa, Parish of Washington, State of Louisiana, being designated as Lot (12) and the south half (1/2) of Lot 11 of Block 14 of the L.A. Pierce Pleasant Hill Addition Revised.

And

A certain piece or parcel of ground, together with all the buildings and improvements situated thereto and all rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated Parish of Washington, State of Louisiana, said parcel measuring 75 feet north and south, 20 feet east and west, located on the east side of Avenue J and more particularly described as follows, to-wit:

Commence at the intersection of the north margin of Ninth Street and the east margin of Avenue J for the point of beginning; thence run in a northerly direction along the east margin of Avenue J for the distance of 75 feet; thence in a easterly direction along a line parallel to the north margin of Ninth Street a distance of 20 feet; thence in a southerly direction along a line parallel to the east margin of Avenue J a distance of 75 feet to the north margin of Ninth Street; thence in a westerly direction along the north margin of Ninth Street a distance of 20 feet to the point of beginning.

The hereinabove described land is further located in Headright 38, T3S, R13E, St. Helena Meridian.

OTHER THAN:

1.

MORTGAGE: Executed by Bryan James Becnel and Karen Emily Holmes, before (name illegible), Notary Public, dated June 16, 2023 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Lender, United Wholesale Mortgage, LLC; "Note" means the promissory note dated June 16, 2023, and signed by each Borrower; The Note evidences the legal obligation of each Borrower who signed the Note to pay Lender \$74,205.00 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 July 1, 2053; of record in MOB 1278 Page 567 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Be it known that this 09th day of October in the year 2025, before me, the undersigned Notary Public in and for the State of Michigan, County of Oakland, personally came and appeared Nathaniel Parks III, Vice President of Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns, whose address is P.O. Box 2026, Flint, MI 48501-2026, (Assignor), and who, upon appearing on behalf of the said Assignor and duly authorized by the governing body of said Assignor, declared: That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns does hereby assign, transfer, and deliver, to: United Wholesale Mortgage, whose address is 585 S Blvd E, Pontiac, MI 48341, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Bryan James Becnel, and Karen Emily Holmes to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for United Wholesale Mortgage, LLC, its successors and assigns which is described herein, executed by the same parties, and so paraphrased by a Notary Public, on 06/16/2023 recorded under Book 1278, Page 567 and File #2023-002615; of record in MOB 1345 Page 343 of the official records of Washington Parish, Louisiana.

3.

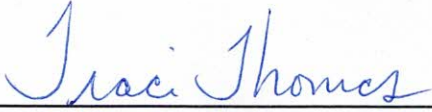
NOTICE OF SEIZURE: In the matter styled United Wholesale Mortgage, LLC Versus NO. 121833 Bryan James Becnel A/K/A Bryan J. Becnel A/K/A Bryan Becnel and Karen Emily Holmes A/K/A Karen E. Holmes A/K/A Karen Holmes, 22nd Judicial District Court, Parish of Washington, State of Louisiana; To the Clerk of 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 Bryan James Becnel A/K/A Bryan J. Becnel A/K/A Bryan Becnel and Karen Emily Holmes A/K/A Karen E. Holmes A/K/A Karen Holmes under a Writ of SEIZURE issued on February 4, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$72,879.38, with interest, attorney fees, and costs, this the 20th day of February, 2026; signed by: Jason Smith, Sheriff by: Jessica Schilling, Deputy Sheriff; of record in MOB 1355 Page 163 of the official records of Washington Parish, Louisiana.

4.

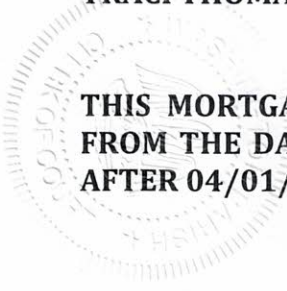
JUDGMENT: In the matter styled LVNV Funding LLC Versus Bryan Becnel, Number: 67-237, Bogalusa City Court, Parish of Washington, State of Louisiana, It is ordered, adjudged, and decreed that judgment be rendered in favor of the plaintiff LVNV Funding LLC and against defendant Bryan Becnel [REDACTED] in the full sum

of \$4,872.20, together with 8.25% interest from date of judgment, and attorney's fees in the amount of 25% of the total of both principal and interest, and all costs of these proceedings Subject to a credit of \$.00. Judgment rendered, read, and signed in Bogalusa, LA, this 17th day of March, 2026; signed by Honorable David M. Duke, Judge, Bogalusa City Court; of record in MOB 1359 Page 192 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 1ST DAY OF APRIL, 2026 AT 1:23 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 1:23 P.M.