

**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. JAMES RICHARD PUGH, III**
- 2. MELANIE DAWN PUGH**

DESCRIPTION OF PROPERTY

All that certain parcel of ground, together with all the buildings and improvements thereon, situated in the Parish of Washington, State of Louisiana, described as follows:

Commencing at the Northeast corner of Headright 53 in Township 2 South, Range 10 East, proceed thence South 00 degrees 30 minutes East a distance of 43.86 chains, thence South 73 degrees 00 minutes West a distance of 35.03 chains, thence proceed North 16 degrees 45 minutes West a distance of 3.58 chains, thence South 89 degrees 15 minutes West 27.14 chains, thence South 73 degrees 00 minutes West a distance of 2.53 chains to an established corner, thence South 73 degrees 00 minutes 203.0 feet, thence Northerly 20.0 feet across a road, thence Northerly 32.3 feet to a point on the north side of Manning Road, thence South 73 degrees 00 minutes West 600 feet along Manning Road to the Point of Beginning.

From the Point of Beginning, proceed North 17 degrees 00 minutes West (approximately 367.05 feet) to the north property line separating the property owned by a former vendor and W.M. Davenport, now or formerly, thence proceed South 82 degrees 30 minutes West (approximately 202.74 feet) to the Northeast corner of the property purchased by Alayne Stevens Winfrey by Act of Cash Sale dated April 11, 1985, thence proceed South 17 degrees 00 minutes East (approximately 400.56 feet) to the intersection with the public road, thence North 73 degrees 00 minutes East a distance of 200 feet to the Point of Beginning. Containing 1.72 acres, more or less.

The improvements thereon bear the Municipal No. 305 Manning Drive, Franklinton LA 70438.

OTHER THAN:

1.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by James Richard Pugh, III husband of/and Melanie Dawn Pugh in the presence of Jason S. Mickenheim, Notary Public, dated November 28, 2017 in favor of Citizens Savings Bank; The loan evidenced by a Note dated November 28, 2017, in the principal amount of \$62,000.00, from me to Mortgagee; Further notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$50,000,000.00; of record in MOB 1110 Page 452 of the official records of Washington Parish, Louisiana.

2.

DEFAULT JUDGMENT: In the matter styled Magee Financial, LLC of Franklinton Versus James Pugh, 22327 Jim Edwards Rd., Franklinton, LA, [REDACTED] No. CL-17-0753, 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, James Pugh, in the sum of \$5000.00, with 18.00% per annum interest thereon from the 13th day of December, 2017, until paid, plus court costs. Thus, done, read and signed, in open court on this 13th day of December, 2017. Filed this 13th day of December, 2017; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1111 Page 214 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled 22nd Judicial District Court, Parish of Washington, State of Louisiana, No: 111851 Division "I", Hospital Service District No. 1 of the Parish of Washington, A Political Subdivision of the State of Louisiana, d/b/a Riverside Medical Center Versus Melanie D. Pugh a/k/a Melanie Rayborn; It is ordered, adjudged and decreed that, Plaintiff in this matter, have judgment against the Defendant, Melanie D. Pugh a/k/a Melanie Rayborn, [REDACTED] in the full and true sum of, \$3,098.38, together with legal interest from the date of judicial demand, March 12, 2018, reasonable attorney's fees of 25% of the principal and interest, all costs of these proceedings and for all other just and equitable relief. Franklinton, Louisiana, this 24 day of May, 2018. Signed by Reginald T. Badeaux III, Judge; of record in MOB 1123 Page 171 of the official records of Washington Parish, Louisiana.

4.

DEFAULT JUDGMENT: In the matter styled Lee Finance Co. Versus James & Melaine Pugh, 305 Manning Dr., Franklinton, LA, [REDACTED] No. CL-19-0753, 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, Lee Finance Co., and against the defendant, James & Melaine Pugh, in the sum of \$2044.08, with 43.63% per annum interest thereon from the 29th day of May, 2019, until paid, plus court costs. Thus, done, read and signed, in open court on this 29th day of May, 2019. Filed this 29th day of May, 2019; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1153 Page 481 of the official records of Washington Parish, Louisiana.

5.

NOTICE OF FIRST LIEN, PRIVILEGE AND MORTGAGE: In favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies therein Tax Lien, Privilege and Mortgage Against: James Pugh, individually; and Diamond Vapor Lounge, LLC; ...personally came and appeared Ross F. Lagarde, who being by me first duly sworn, deposed and said: That he is the attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, State of Louisiana; That James Pugh, individually [REDACTED]; and Diamond Vapor Lounge, LLC (Acct. [REDACTED]) are justly and truly indebted unto the Parish of Washington, State of Louisiana for the full sum of \$6,600.42 for delinquent Sales and or Use Tax, including penalties and interest for tax periods August 2021 through January 2022, filing and attorney's fees; and further any additional taxes which may have become delinquent, including penalties and interest, accrued thereon from the time of the filing of this instrument until paid in full. That he has caused this Lien to be recorded in the Land Records and Mortgage Records of the Parish of St. Tammany where the said James Pugh, individually; and Diamond Vapor Lounge, LLC, have property, for the purpose of having same operate as a First Lien, Privilege and Mortgage in favor of the Parish of Washington on all of the property of the said James

Pugh, individually; and Diamond Vapor Lounge, LLC, pursuant to but not limited to La. R. D. 47:1501, et seq., and particularly 47:337.65, which said First Lien, Privilege and Mortgage is now in favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington and all taxing bodies therein, for the full payment of said tax, penalties, deficiencies, interest, costs and attorney's fees; signed by Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies Therein By: Ross F. Lagarde, Attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish; signed before Alexander S. Reed, Notary Public, on February 15, 2022; of record in MOB 1241 Page 88 of the official records of Washington Parish, Louisiana.

6.

JUDGMENT: In the matter styled Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector of Washington Parish Versus James Pugh, Individually and Diamond Vapor Lounge, LLC, 22nd Judicial District Court, Number 116604-H, Parish of Washington, State of Louisiana; Orders, adjudges and decrees that judgment herein is hereby granted in favor of Plaintiff, Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, and against the defendants, James Pugh, Individually, and Diamond Vapor Lounge, LLC, in the full sum of \$6,600.42, which sum includes delinquent Washington Parish Sales and Use Taxes for tax periods August 2021 through January 2022 periods of delinquency, which sum includes taxes, interest calculated thereon through February 14, 2022, penalties, including an additional 10% for attorney's fees as provided in paragraph 5 of the petition, an additional 5% of the tax or deficiency as a penalty for defendants' willful negligence pursuant to paragraph 6 of the petition, deficiencies and estimated court costs; and in addition there to judgment for any delinquent taxes, penalties and interest accruing from the date of calculation referenced above, together with attorney's fees thereon; judgment for all court costs of this proceeding; and judgment for legal interest from the date of judicial demand until paid; and further recognizing the Sheriff's pertinent tax lien, previously recorded in Mortgage Book #1241 at Page #88 as File Number 2022-000717 of the official records Washington Parish, against said defendants for the said defendants for the herein above-mentioned periods of Sales and Use Tax delinquencies, Said tax lien is the same debt that is the subject of this judgment, and therefore this judgment shall have priority over all instruments recorded in the land records of Washington Parish between the date of recordation of the tax lien and the date of recordation of this judgment; and It is further ordered, adjudged and decreed that defendants, James Pugh, Individually, and Diamond Vapor Lounge, LLC, are to cease from further pursuit of business activities in Washington Parish until such time as said defendants have paid to Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, in the form of certified funds, money order or exact cash through petitioner's attorney of record, the full sum of \$6,600.42, which sum includes delinquent Washington Parish Sales and Use Taxes for the tax periods August 2021 through January 2022 periods of delinquency, which sum includes taxes, interest calculated thereon through February 14, 2022, penalties including an additional 10% for attorney's fees as provided in paragraph 5 of the petition, and an additional 5% of the tax or deficiency as a penalty for defendants' willful negligence pursuant to paragraph 6 of the petition, deficiencies and court costs; and in addition thereto payment of any additional delinquent Sales and Use Tax accruing and penalties and interest thereon from the date of calculation referenced herein together with attorney's fees thereon; payment for all court costs of this proceeding; and payment for legal interest from the date of judicial demand until paid; and It is further ordered, adjudged and decreed that upon defendants' full payment of \$6,600.42, through the petitioner's attorney of record in the form of certified check, money order or exact cash, this judgment fully satisfies and it, along with the Sheriff's herein above-mentioned, pertinent tax lien, recorded in Mortgage Book #1241 at Page #88 as Filed Number 2022-000717 of the official records of Washington Parish, will be cancelled from the public record by the Sheriff. Judgment read, rendered, and signed in Franklinton, Louisiana, this 10th day of June, 2022; signed by Honorable Alan Zaunbrecher, Judge,

7.

NOTICE OF FIRST LIEN, PRIVILEGE AND MORTGAGE: In favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies therein Tax Lien, Privilege and Mortgage Against: James Pugh, individually; and Sandy Bottoms Tubing & Kyaking, LLC; ...personally came and appeared Ross F. Lagarde, who being by me first duly sworn, deposed and said: That he is the attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, State of Louisiana; That James Pugh, individually [REDACTED]; and Sandy Bottoms Tubing & Kyaking, LLC (Washington Parish Vendor Account [REDACTED]) are justly and truly indebted unto the Parish of Washington, State of Louisiana for the full sum of \$10,064.56 for delinquent Sales and or Use Tax, including penalties and interest for tax periods April through September 2020, April through September 2021 and April through July 2022, filing and attorney's fees; and further any additional taxes which may have become delinquent, including penalties and interest, accrued thereon from the time of the filing of this instrument until paid in full. That he has caused this Lien to be recorded in the Land Records and Mortgage Records of the Parish of Washington where the said James Pugh, individually; and Sandy Bottoms Tubing & Kyaking, LLC, have property, for the purpose of having same operate as a First Lien, Privilege and Mortgage in favor of the Parish of Washington on all of the property of the said James Pugh, individually; and Sandy Bottoms Tubing and Kyaking, LLC pursuant to but not limited to La. R. D. 47:1501, *et seq.*, and particularly 47:337.65, which said First Lien, Privilege and Mortgage is now in favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington and all taxing bodies therein, for the full payment of said tax, penalties, deficiencies, interest, costs and attorney's fees; signed by Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies Therein By: Ross F. Lagarde, Attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish; signed before Alexander S. Reed, Notary Public, on August 24, 2022; of record in MOB 1257 Page 98 of the official records of Washington Parish, Louisiana.

8.

JUDGMENT: In the matter styled Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector of Washington Parish Versus James Pugh, Individually; and Sandy Bottoms Tubing & Kyaking, LLC, 22nd Judicial District Court, Number 117503 Div "J", Parish of Washington, State of Louisiana; Orders, adjudges and decrees that judgment herein is hereby granted in favor of Plaintiff, Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, and against the defendants, James Pugh [REDACTED], Individually; and Sandy Bottoms Tubing & Kyaking, LLC, in the full sum of \$12,159.47, for delinquent Washington Parish Sales and Use Taxes for the April 2020 through September 2020, April 2021 through September 2021 and April 2022 through October 2022 periods of delinquency, which sum includes taxes, interest calculated thereon through January 19, 2023, penalties, including an additional 10% for attorney's fees as provided in paragraph 5 of the petition, an additional 5% of the tax or deficiency as a penalty for defendants' willful negligence pursuant to paragraph 6 of the petition, deficiencies and estimated court costs; and in addition thereto judgment for any delinquent taxes, penalties and interest accruing from the date of calculation referenced above, together with attorney's fees thereon; judgment for all court costs of this proceeding; and judgment for legal interest from the date of judicial demand until paid; and It is further ordered, adjudged and decreed that defendants, James Pugh [REDACTED], Individually; and Sandy Bottoms Tubing & Kyaking, LLC, are to cease from further pursuit of business activities in Washington Parish until such time as said defendants have paid to Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, in the form of certified funds, money order or exact cash through petitioner's attorney of record, the full sum of \$12,159.47, for delinquent

Washington Parish Sales and Use Taxes for the April 2020 through September 2020, April 2021 through September 2021 and April 2022 through October 2022 periods of delinquency, which sum includes taxes, interest calculated thereon through January 19, 2023, penalties including an additional 10% for attorney's fees as provided in paragraph 5 of the petition, and an additional 5% of the tax or deficiency as a penalty for defendants' willful negligence pursuant to paragraph 6 of the petition, deficiencies and court costs; and in addition thereto payment of any additional delinquent Sales and Use Tax accruing and penalties and interest thereon from the date of calculation referenced herein together with attorney's fees thereon; payment for all court costs of this proceeding; and payment for legal interest from the date of judicial demand until paid; and It is further ordered, adjudged and decreed that upon defendants' full payment of \$12,159.47, through the petitioner's attorney of record in the form of certified check, money order or exact cash, this judgment is fully satisfied and will be cancelled from the public record by the Sheriff. Judgment read, rendered, and signed in Franklinton, Louisiana, this 19 day of Jan., 2023; signed by Hon. Ellen M. Creel, Judge, 22nd JDC Division "J"; of record in MOB 1267 Page 444 of the official records of Washington Parish, Louisiana.

9.

NOTICE OF FIRST LIEN, PRIVILEGE AND MORTGAGE: In favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies therein Tax Lien, Privilege and Mortgage Against: James Pugh, individually; and Diamond Vapor Lounge, LLC; ...personally came and appeared Ross F. Lagarde, who being by me first duly sworn, deposed and said: That he is the attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, State of Louisiana; That James Pugh, individually [REDACTED] and Diamond Vapor Lounge, LLC (Acct. [REDACTED]) are justly and truly indebted unto the Parish of Washington, State of Louisiana for the full sum of \$13,563.79 for delinquent Sales and or Use Tax, including penalties and interest for tax periods February 2022 through February 2023, filing and attorney's fees; and further any additional taxes which may have become delinquent, including penalties and interest, accrued thereon from the time of the filing of this instrument until paid in full. That he has caused this Lien to be recorded in the Land Records and Mortgage Records of the Parish of St. Tammany where the said James Pugh, individually; and Diamond Vapor Lounge, LLC, have property, for the purpose of having same operate as a First Lien, Privilege and Mortgage in favor of the Parish of Washington on all of the property of the said James Pugh, individually; and Diamond Vapor Lounge, LLC pursuant to but not limited to La. R. S. 47:1501, *et seq.*, and particularly 47:337.65, which said First Lien, Privilege and Mortgage is now in favor of Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington and all taxing bodies therein, for the full payment of said tax, penalties, deficiencies, interest, costs and attorney's fees; signed by Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish and All Taxing Bodies Therein By: Ross F. Lagarde, Attorney for Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for Washington Parish; signed before Alexander L. H. Reed, Notary Public, on February 20, 2023; of record in MOB 1270 Page 267 of the official records of Washington Parish, Louisiana.

10.

JUDGMENT: In the matter styled Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector of Washington Parish Versus James Pugh, Individually; and Diamond Vapor Lounge, LLC, 22nd Judicial District Court, Number 117885-D, Parish of Washington, State of Louisiana; Orders, adjudges and decrees that judgment herein is hereby granted in favor of Plaintiff, Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, and against the defendants, James Pugh, Individually; and Diamond Vapor Lounge, LLC, in the full sum of \$15,851.33, which sum includes delinquent Washington Parish Sales and Use Taxes for tax periods February 2022 through February 2023 periods of delinquency, which sum includes taxes, interest calculated thereon through June 21, 2023, penalties, including an additional 10% for attorney's fees as provided in paragraph 5 of the petition, an

additional 5% of the tax or deficiency as a penalty for defendants' willful negligence pursuant to paragraph 6 of the petition, deficiencies and estimated court costs; and in addition thereto judgment for any delinquent taxes, penalties and interest accruing from the date of calculation referenced above, together with attorney's fees thereon; judgment for all court costs of this proceeding; and judgment for legal interest from the date of judicial demand until paid; and further recognizing the Sheriff's pertinent tax lien, previously recorded in Mortgage Book #1270 at Page #267 as File Number 2023-000806 of the official records Washington Parish, against said defendants for the herein above-mentioned periods of Sales and Use Tax delinquencies. Said tax lien is the same debt that is the subject of this judgment, and therefore this judgment shall have priority over all instruments recorded in the land records of Washington Parish between the date of recordation of the tax lien and the date of recordation of this judgment; and It is further ordered, adjudged and decreed that defendants, James Pugh, Individually; and Diamond Vapor Lounge, LLC, are to cease from further pursuit of business activities in Washington Parish until such time as said defendants have paid to Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector for the Parish of Washington, in the form of certified funds, money order or exact cash through petitioner's attorney of record, the full sum of \$15,851.33, which sum includes delinquent Washington Parish Sales and Use Taxes for the tax periods February 2022 through February 2023 periods of delinquency, which sum includes taxes, interest calculated thereon through June 21, 2023, penalties including an additional 10% for attorney's fees as provided in paragraph 5 of the petition, and an additional 5% of the tax or deficiency as a penalty for defendants' willful negligence pursuant to paragraph 6 of the petition, deficiencies and court costs; and in addition thereto payment of any additional delinquent Sales and Use Tax accruing and penalties and interest thereon from the date of calculation referenced herein together with attorney's fees thereon; payment for all court costs of this proceeding; and payment for legal interest from the date of judicial demand until paid; and It is further ordered, adjudged and decreed that upon defendants' full payment of \$15,851.33, through the petitioner's attorney of record in the form of certified check, money order or exact cash, this judgment is fully satisfied and it, along with the Sheriff's herein above-mentioned, pertinent tax lien, recorded in Mortgage Book #1270 at Page #267 as File Number 2023-000806 of the official records of Washington Parish, will be cancelled from the public record by the Sheriff. Judgment read, rendered, and signed in Franklinton, Louisiana, this 21 day of June, 2023; signed by Hon. John D. Keller, Judge, 22nd JDC Div. "D"; of record in MOB 1280 Page 122 of the official records of Washington Parish, Louisiana.

11.


JUDGMENT: In the matter styled Department of Corrections Credit Union Versus James Richard Pugh III, Suit Number: 119820J, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed, that the preliminary default entered in this suit on be confirmed and made final and that judgment be rendered herein in favor of plaintiff, Department of Corrections Credit Union, and against defendant, James Richard Pugh III [REDACTED], in the full sum of \$761.95, together with interest at the rate of 23.5% per annum from May 16, 2024, until paid in full, plus the additional amount of 25.00% per cent of the principal and interest as attorneys fees and for all costs of these proceedings; Judgment read, rendered and signed on the 7 day of November, 2024 at Franklinton, Louisiana; Signed by Honorable Vincent J. Lobello, Judge, 22nd Judicial District Court; of record in MOB 1317 Page 574 of the official records of Washington Parish, Louisiana.

12.

NOTICE OF SEIZURE: In the matter styled Citizens Savings Bank Versus No. 122161 James Richard Pugh, III and Melanie Dawn Pugh, 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 James Richard Pugh, III and Melanie Dawn Pugh under a Writ of SEIZURE issued on April 14, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$100,824.13, with interest, attorney fees, and costs, this the 20th day of April, 2026; signed by Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1362 Page 37 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 2ND DAY OF JUNE, 2026 AT 9:46 A.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 06/02/2026 AT 9:46 A.M.