

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:--

NAMES

1. JEREMY LEE EZELL
2. LESLIE LAKAYE ROBINS EZELL
3. LESLIE LA'KAE EZELL

DESCRIPTION OF PROPERTY

20.0 acres in Section 6 and Headright 38, Township 3 South, Range 12 East, Washington Parish, Louisiana, described as follows: Commencing at the southwest corner of Government Lot 2 of the said Section 6; thence East 402.1 feet to the East margin of Choctaw Road and the Point of Beginning; thence along margin North 14 degrees 04 minutes West 591.3 feet; thence North 85 degrees 25 minutes East 603.2 feet; thence North 13 degrees 00 minutes West 185.8 feet; thence North 00 degrees 20 minutes West 22.9 feet; thence North 89 degrees 40 minutes East 208.7 feet; thence North 00 degrees 20 minutes West 208.7 feet; thence North 00 degrees 14 minutes West 308.8 feet; thence North 66 degrees 30 minutes East 248.9 feet; thence North 87 degrees 26 minutes East 458.9 feet; thence South 16 degrees 35 minutes West 1093.8 feet, more or less, to the North line of a certain 10.0 acres parcel (as recorded in Book 252, Page 341); thence along North line of said parcel West 668.1 feet to the Northwest corner of said 10 acre parcel; thence South 00 degrees 26 minutes West 416.0 feet to the Southwest corner of said 10 acre parcel; thence West 325.0 feet to the Point of Beginning. Per survey by Wilson & Ashley, dated August 9, 1988.

AND

3.0 acres in Section 6, and Headright, Township 3 South, Range 12 East, Washington Parish, Louisiana, described as follows: Commencing at the southwest corner of Government Lot 2 of said Section 6; thence East 402.1 feet to the East margin of Choctaw Road; thence along margin North 14 degrees 04 minutes West 591.3 feet to the POINT OF BEGINNING; thence continue on margin North 13 degrees 00 minutes West 185.9 feet; thence along the South margin of a gravel road North 79 degrees 09 minutes East 117.8 feet; North 65 degrees 09 minutes East 87.2 feet; North 77 degrees 23 minutes East 62.9 feet; North 87 degrees 40 minutes East 257.0 feet; and South 68 degrees 29 minutes East 94.9 feet; thence South 13 degrees 00 minutes East 185.8 feet; thence South 85 degrees 25 minutes West 603.2 feet to the POINT OF BEGINNING. Per survey by Wilson & Ashley, dated August 9, 1988. Being the property conveyed to Everett E. Robins, et al by act dated August 12, 1988 of record in COB 390, Page 164, Washington Parish, Louisiana.

Said property is subject to the following dedicated roadway and servitudes:

From the Northwest corner of Section 38, Township 3 South, Range 12 East, Washington Parish, Louisiana, run South 1790.00 feet to the Point of Beginning. From said Point of Beginning run South 85 degrees 00 minutes East, 327 feet; thence run East 417 feet; thence run South 26 feet; thence run West 417 feet; thence run North 85 degrees 00 minutes West 654 feet to the East margin of Choctaw Road; thence run Northerly along the east margin of Choctaw Road 26 feet; thence run South 85 degrees 00 minutes East to the Point of Beginning.

AND

A 20' SERVITUDE LOCATED IN Section 6 Township 3 South-Range 12 East Washington Parish, Louisiana and more particularly described as follows to-wit: Commence at the Southwest corner of Lot 2 in Section 6 in the above stated township and range and run South 37 degrees-00 minutes-00 seconds East 191.60 feet to the East margin of Choctaw Road ; thence run along said East margin South 14 degrees-46 minutes-00 seconds East 430.70 feet to THE POINT OF BEGINNING; thence leave said east margin and run North 79 degrees-09 minutes-04 seconds East 109.34 feet; thence run North 65 degrees-09 minutes-40 seconds East 86.89 feet; thence run North 77 degrees-23 minutes-00 seconds East 66.74 feet; thence run North 87 degrees-04 minutes-00 seconds East 263.03 feet; thence run South 68 degrees-29 minutes-00 seconds East 98.94; thence run South 70 degrees-42 minutes-54 seconds East 274.53 feet; thence run North 66 degrees-47 minutes-35 seconds East 160.37 feet; thence run North 05 degrees-28 minutes-52 seconds East 444.81 feet, thence run North 60 degrees-16 minutes-13 seconds East 94.93 feet; thence run South 89 degrees-12 minutes-16 seconds East 114.05 feet; thence run North 00 degrees-47 minutes-42 seconds East 174.47 feet and the South margin of a 17.978 acre tract, thence run along said south margin South 89 degrees-12 minutes-18 seconds East 20.00 feet; thence leave said south margin and run South 00 degrees-47 minutes-42 seconds West 194.47 feet; thence run North 89 degrees-12 minutes-16 seconds West 128.60 feet; thence run South 60 degrees-16 minutes-13 seconds West 79.10 feet; thence run South 05 degrees-28 minutes-52 seconds West 446.30 feet; thence run South 66 degrees-47 minutes-35 seconds West 180.00 feet; thence run North 70 degrees-42 minutes-54 seconds West 282.70 feet thence run North 68 degrees-29 minutes-00 seconds West 94.90 feet; thence run South 87 degrees-04 minutes-00 seconds West 257.00 feet, thence run South 77 degrees-23 minutes-00 seconds West 62.90 feet; thence run South 65 degrees-09 minutes-40 seconds West 87.20 feet; thence run South 79 degrees-09 minutes-04 seconds West 111.80 feet to the East margin of Choctaw Road; thence run along said road North 14 degrees-46 minutes-00 seconds West 20.00 feet to THE POINT OF BEGINNING;

AND

A 20' servitude located in Section 6, Township 3 South, Range 12 East Washington Parish, Louisiana and more particularly described as follows, to-wit: COMMENCE at the Northwest corner of Lot 2 in Section 6 in the above stated township and range and run South 37 degrees 00 minutes 00 seconds East 191.60 feet to the East margin of Choctaw Road, thence run along said East margin South 14 degrees 46 minutes 00 seconds East 430.70 feet to THE POINT OF BEGINNING; thence leave said east margin and run North 79 degrees 09 minutes 04 seconds East 109.34 feet; thence run North 65 degrees 09 minutes 40 seconds East 86.89 feet; thence run North 77 degrees 23 minutes 00 seconds East 66.74 feet; thence run North 87 degrees 04 minutes 00 seconds East 263.03 feet; thence run South 68 degrees 29 minutes 00 seconds East 98.94 feet; thence run South 70 degrees 42 minutes 54 seconds East 274.53 feet; thence run North 66 degrees 47 minutes 35 seconds East 160.37 feet; thence run North 05 degrees 28 minutes 52 seconds East 444.81 feet; thence run North 60 degrees 16 minutes 13 seconds East 94.93 feet; thence run South 89 degrees 12 minutes 16 seconds East 114.05 feet; thence run North 00 degrees 47 minutes 42 seconds East 174.47 feet and the South margin of a 17.978 acre tract; thence run along said south margin South 89 degrees 12 minutes 18 seconds East 20.00 feet; thence leave said south margin and run South 00 degrees 47 minutes 42 seconds West 194.47 feet; thence run North 89 degrees 12 minutes 16 seconds West 128.60 feet; thence run South 60 degrees 16 minutes 13 seconds West 79.10 feet; thence run South 05 degrees 28 minutes 52 seconds West 446.30 feet; thence run South 66 degrees 47 minutes 35 seconds West 180.00 feet; thence run North 70 degrees 42 minutes 54 seconds West 282.70 feet; thence run North 68 degrees 29 minutes 00 seconds West 94.90 feet, thence run South 87 degrees 04 minutes 00 seconds West 257.00 feet; thence

run South 77 degrees 23 minutes 00 seconds West 62.90 feet; thence run South 65 degrees 09 minutes 40 seconds West 97.20 feet; thence run South 79 degrees 09 minutes 04 seconds West 111.80 feet to the East margin of Choctaw Road; thence run along said road North 14 degrees 46 minutes 00 seconds West 20.00 feet to the POINT OF BEGINNING.

LESS & EXCEPT THE FOLLOWING:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the PARISH OF Washington, STATE OF LOUISIANA, located in Section 6, Township 3 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana.

For a point of reference begin at the Southwest Corner of Lot 2 of Section 6; thence East 1024 feet and North 1344 feet to the Point of Beginning.

From the Point of Beginning run North 65 degrees 30 minutes 00 seconds East a distance of 248.85 feet; thence South 11 degrees 47 minutes 31 seconds East a distance of 200.62 feet to the North line of a 20 foot servitude; thence South 60 degrees 46 minutes 59 seconds West 25.00 feet and South 05 degrees 59 minutes 44 seconds West a distance of 11.61 feet along said servitude; thence West a distance of 246.80 feet; thence North 00 degrees 17 minutes 53 seconds East a distance of 120.91 feet to the Point of Beginning, consisting of 1.00 acre as shown on a plat of survey by Charles R. St. Romain, Registered Land Surveyor, dated November 30, 2006.

The improvements thereon bear the municipal number 51631 E. Robins Lane, Franklinton, LA.

Being the same property acquired by Everett E. Robins, et al from Myrtis T. Williams, et al by act before illegible, Notary Public, dated 8-12-88 recorded at 141472, of the official records of the Parish of Washington, State of Louisiana.

OTHER THAN:

1.

MULTIPLE INDEBTEDNESS MORTGAGE: Executed by Jeremy Lee Ezell and Leslie Lakaye Ezell, before William H. Burris, Notary Public, dated February 27, 2015 in favor of Citizens Savings Bank; the loan evidenced by a Note dated February 27, 2015, in the principal amount of \$156,000.00, from me to Mortgagee; Notwithstanding any other provision of this Mortgage, the maximum amount of indebtedness secured hereby shall be limited to \$300,000.00; of record in MOB 1030 page 242 of the official records of Washington Parish, Louisiana.

2.

JUDGMENT: In the matter styled Zellco Federal Credit Union Versus No. 115746-C Jeremy Ezell and Leslie Ezell, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged, and decreed that the plaintiff, Zellco Federal Credit Union, does have and recover judgment against the defendants, Jeremy Ezell [REDACTED], and Leslie Ezell [REDACTED], for the full sum of \$6,614.08, together with interest at the rate of 8.490% per annum from September 25, 2020, through March 25, 2023, and at the rate of 18% thereafter until paid, together with 25% of both principal and interest as attorney's fees, and for all costs of collection through dismissal after payment in full; Judgment read, rendered, and signed in Open Court at Franklinton, Louisiana, this 27th day of May, 2021; signed by Honorable Raymond S. Childress, Judge; of record in MOB 1216 Page 414 of the official records of Washington Parish, Louisiana.

3.

FINAL JUDGMENT: In the matter styled 22nd Judicial District Court for the Parish of Washington, State of Louisiana, Case Number 115754, Division E, Discover Bank Versus Jeremy L Ezell [REDACTED]; It is ordered, adjudged and decreed that the default herein entered on 07/01/2021 be now confirmed and made final, and accordingly, let there be judgment herein in favor of the Plaintiff, Discover Bank, and against the Defendant, Jeremy L Ezell, in the full and true sum of \$6157.23, with interest at the statutory rate from the date of judgment, together with costs of \$590.00 incurred to date; Judgment rendered and signed, this 28 day of October, 2021; signed by Honorable Reginald T. Badeaux, III, Judge; of record in MOB 1231 Page 180 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled 22nd Judicial District Court for Washington, State of Louisiana, Capital One Bank (USA), N.A. Vs Jeremy L Ezell, Docket: 116078 J; It is ordered, adjudged, and decreed, that the default herein entered on November 15, 2021, be now confirmed and made final and, accordingly, let there be judgment herein in favor of the Plaintiff Capital One Bank (USA), N.A., and against the Defendant, Jeremy L Ezell, [REDACTED] in the full sum of \$10,435.44 and for all costs subject to a credit of \$.00; Judgment done and signed in Washington, Louisiana, this 4th day of January, 2022; signed by Honorable Raymond S. Childress, Judge; of record in MOB 1237 Page 224 of the official records of Washington Parish, Louisiana.

5.

FINAL JUDGMENT: In the matter styled 22nd Judicial District Court for the Parish of Washington, State of Louisiana, Case Number 116101, Division J, Discover Bank Versus Leslie R Ezell [REDACTED]; It is ordered, adjudged and decreed that the default herein entered on 10/28/2021 be now confirmed and made final, and accordingly, let there be judgment herein in favor of the Plaintiff, Discover Bank, and against the Defendant, Leslie R Ezell, in the full and true sum of \$1950.21, with interest at the statutory rate from the date of judgment, together with costs of \$612.10 incurred to date; Judgment rendered and signed, this 13 day of December, 2021; signed by Honorable William H. Burris, Judge; of record in MOB 1237 Page 438 of the official records of Washington Parish, Louisiana.

6.

JUDGMENT: In the matter styled 22nd Judicial District Court for Washington Parish, State of Louisiana, NO: 116584, Division "I", Cavalry SPV I, LLC, as Assignee of Citibank, N.A. Vs Jeremy Ezell; It is ordered, adjudged and decreed that judgment is rendered in favor of Plaintiff, Cavalry SPV I, LLC, as Assignee of Citibank, N.A., and against Defendant, Jeremy Ezell, [REDACTED], DOB: [REDACTED] in the amount of \$1,005.42, with legal interest from date of judgment, until paid, 25% of the principal as attorney's fees, and for all costs of these proceedings; The defendant originally had a delinquent balance herein of \$1,005.42, and defendant has paid \$.00 in this matter; Judgment rendered and signed in open Court this 5 day of May, 2022, at Franklinton, Louisiana; signed by Honorable Ellen M. Creel, Judge; of record in MOB 1249 Page 197 of the official records of Washington Parish, Louisiana.

7.

DEFAULT JUDGEMENT: In the matter styled First Finance Co. Versus Jeremy Ezell [REDACTED] No. CL-22-0180, 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, Jeremy Ezell, in the sum of \$5000.00, with 28.00% per annum interest thereon from the 1st day of June, 2022 until paid, plus court costs; Thus, done, read

and signed, in open court on this 1st day of June, 2022; Filed this 1st day of June, 2022; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1251 Page 323 of the official records of Washington Parish, Louisiana.

8.

JUDGMENT: In the matter styled 22nd Judicial District Court for Washington, State of Louisiana, Capital One Bank (USA), N.A. Vs Leslie R Ezell, Docket: 116123C; It is ordered, adjudged and decreed that Plaintiff, Capital One Bank (USA), N.A. have judgment and recover of Defendant, Leslie R Ezell [REDACTED] the full sum of \$7,662.87, and for all court costs of this suit subject to a credit of \$.00; Judgment done and signed in Washington, Louisiana, this 20th day of July, 2022; signed by Honorable (name illegible), Judge; of record in MOB 1254 Page 328 of the official records of Washington Parish, Louisiana.

9.

NOTICE OF SEIZURE: In the matter styled Citizens Savings Bank Versus No. 119003 Jeremy Lee Ezell and Leslie LaKaye Robins Ezell a/k/a Leslie La’Kae Ezell, 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 Jeremy Lee Ezell and Leslie LaKaye Robins Ezell a/k/a Leslie La’Kae Ezell under a Writ of SEIZURE issued on January 19, 2024, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$166,154.40, with interest, attorney fees, and costs, this the 1st day of February, 2024; signed by: Randy “Country” Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1295 Page 146 of the official records of Washington Parish, Louisiana.

10.

NOTICE OF REINSCRIPTION: Name of Mortgagor(s): Jeremy Lee Ezell and Leslie Lakaye Ezell, Recordation Data: MOB 1030 Page 242, Date of Prior Document: 2-27-2015; This document is hereby declared to be reinscribed under Civil Article Code 3362; Citizens Savings Bank, 1725 Sullivan Drive, Bogalusa, LA 70427, Date: 1-6-2025 signed by Lanae Brignac; of record in MOB 1323 Page 60 of the official records of Washington Parish, Louisiana.

11.

NOTICE OF SEIZURE: In the matter styled Citizens Savings Bank Versus No. 122162 Jeremy Lee Ezell and Leslie LaKaye Robins Ezell a/k/a Leslie La’Kae Ezell, 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 Jeremy Lee Ezell and Leslie LaKaye Robins Ezell a/k/a Leslie La’Kae Ezell under a Writ of SEIZURE issued on April 15, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$195,442.56, with

