

**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. JOHN AUSTIN THOMAS

DESCRIPTION OF PROPERTY

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Section 30, Township 2 south, Range 11 East, Town of Franklinton, Washington Parish, Louisiana, more particularly described as follows, to-wit:

LOT 1, SQUARE 13, EDGEWOOD PARK SUBDIVISION, TOWN OF FRANKLINTON, Washington Parish, Louisiana, as per re-subdivision of Square 12 and 13, Phase I, of Edgewood Park Subdivision, as per map by John G. Cummings & Associates, Professional Land Surveyors dated December 29, 2006, Job Number 06419, of record in Plat Cabinet 3, Entry 91B, Washington Parish, Louisiana, approved by action of the Franklinton Town Council on January 9, 2007 as per certified copy of the minutes of the meeting of the Mayor and Board of Aldermen of record in COB 649, Page 342, Washington Parish, Louisiana.

OTHER THAN:

1.

MORTGAGE: Executed by John Austin Thomas before G. Wayne Kuhn, Notary Public, on February 17, 2017 in favor of Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for GMFS, LLC; "Note" means the promissory note signed by Borrower and dated February 17th, 2017. The Note states that Borrower owes Lender \$106,060.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1st, 2047; of record in MOB 1086 Page 334 of the official records of Washington Parish, Louisiana.

2.

CORPORATE ASSIGNMENT OF MORTGAGE: Date of Assignment: June 5th, 2018; Assignor: Mortgage Electronic Registration Systems, Inc., solely as nominee for GMFS, LLC, its successors and assigns, Assignee: Freedom Mortgage Corporation, Executed by: John Austin Thomas, an unmarried man To: Mortgage Electronic Registration Systems, Inc., solely as nominee for GMFS, LLC, its successors and assigns, Dated: 02-17-2017 Recorded: 02-17-2017 as Registry Number 2017-000792, MOB 186, Folio 334 In the Parish of Washington, State of Louisiana. Property Address: 2502 Bruce Street, Franklinton, LA 70438; ... the said Mortgage having an original principal sum

of \$106,060.00 with interest; of record in MOB 1126 Page 11 of the official records of Washington Parish, Louisiana.

3.

NOTICE OF SEIZURE: In the matter styled Freedom Mortgage Corporation Versus No. 112361 John Austin Thomas, 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 John Austin Thomas under a writ of seizure issued on July 30, 2018, by the Twenty Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$104,540.61 with interest, attorney fees, and costs, this the 8th day of August, 2018; signed by: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1129 page 266 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled 22nd Judicial District Court, Parish of Washington, State of Louisiana, No: 111547, Division "C", 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 John Thomas; It is ordered, adjudged and decreed that Hospital Service District No. 1 of the Parish of Washington, A Political Subdivision of the State of Louisiana, d/b/a Riverside Medical Center, Plaintiff in this matter, have judgment against the Defendant, John Thomas, [REDACTED], in the full and true sum of, \$23,264.85, together with legal interest from the date of demand, December 27, 2017, 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 9 day of October, 2018; signed by (name illegible), Judge; Please serve Notice of Judgment: John Thomas, 21186 Reviere Road, Franklinton, LA 70438, [REDACTED] of record in MOB 1134 Page 467 of the official records of Washington Parish, Louisiana.

5.

JUDGMENT: In the matter styled Randy "Country" Seal, Sheriff and Ex-Officio Tax Collector of Washington Parish Versus John Thomas, Individually and Crossbridge Fitness, LLC, 22nd Judicial District Court, Number 112906 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, John Thomas, Individually, and Crossbridge Fitness, LLC, in the full and true sum of \$7,334.65, for delinquent Washington Parish Sales and Use Taxes for the tax periods January 2018 and May 2018 through January 2019, which sum includes taxes, interest calculated thereon through February 12, 2019, 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, John Thomas, individually, and Crossbridge Fitness, 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 \$7,334.65, for delinquent Washington Parish Sales and Use Taxes for the tax periods January 2018 and May 2018 through January 2019, which sum includes taxes, interest calculated

thereon through February 12, 2019, 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 \$7,334.65, 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 15th day of February, 2019; signed by Hon. William J. Knight, 22nd JDC Division "J", Washington Parish, Louisiana; of record in MOB 1146 Page 181 of the official records of Washington Parish, Louisiana

6.

JUDGMENT: Trustmark National Bank Versus John Austin Thomas; Suit Number: 112960 D, 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 September 4, 2020 be confirmed and made final and that judgment be rendered herein in favor of plaintiff, Trustmark National Bank, and against defendant, John Austin Thomas [REDACTED] in the full sum of \$873.84, together with interest at the legal rate from date of judicial demand December 26, 2018 until paid in full, together with reasonable attorney's fees equal to 25.00% of the principal and interest due and for all costs of these proceedings. Judgment read, rendered and signed in Chambers on this the 25th day of September, 2020 at Franklinton, Louisiana. Signed by Honorable (name illegible), Judge, 22nd Judicial District Court; of record in MOB 1192 Page 453 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 16th DAY OF JUNE, 2026 AT 3:10 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 06/16/2026 AT 3:10 P.M.