

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. WILLIAM MCWHIRTER, JR. [REDACTED]
2. WILLIAM MCWHIRTER [REDACTED]
3. EVA MCWHIRTER CLAUNCH [REDACTED]
4. EVA M. CLAUNCH [REDACTED]
5. EVA CLAUNCH [REDACTED]
6. EVA MCWHIRTER [REDACTED]

DESCRIPTION OF PROPERTY

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being described as follows, to-wit:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 11 East, being the POINT OF BEGINNING and from said point proceed North 89 degrees 00 minutes 00 seconds West, a distance of 417.75 feet (Title-West 418 feet); thence South 00 degrees 40 minutes 09 seconds East, a distance of 312.08 feet (Title-South 312 feet); thence South 89 degrees 00 minutes 00 seconds East, parallel with the north line a distance of 418 feet; thence North 00 degrees 40 minutes 50 seconds West a distance of 312 feet back to the POINT OF BEGINNING.

Together with a SERVITUDE OF PASSAGE and Right of Ingress and Egress being twenty (20) feet in width described as beginning at the Point of Beginning of the property herein conveyed and measure West along the North line of the property herein conveyed to a point thence North 00 degrees 31 minutes 41 seconds West, a distance of 583.86 feet to a point in a gravel road; thence North 80 degrees 25 minutes 00 seconds East, a distance of 20.24 feet to a point; thence South 00 degrees 31 minutes 41 seconds East, a distance of 587.58 feet back to the point of beginning of the land herein conveyed.

SECOND:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being described as follows, to-wit:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 11 East, and proceed South along said east line a distance of 312 feet to the POINT OF BEGINNING; thence measure North 89 degrees 00 minutes 00 seconds West, a distance of 418 feet; thence South 00 degrees 40 minutes 50 seconds East, a distance of 312 feet to the POINT OF BEGINNING; thence measure North 89 degrees 00 minutes 00 seconds West, a distance of 418 feet; thence South 00 degrees 40 minutes 50 seconds East, a distance of 312 feet; thence South 89 degrees 00 minutes 00 seconds East a distance of 418 feet to the east line of the Northwest Quarter of the Northwest Quarter; thence run North 00 degrees 40 minutes 50 seconds West, a distance of 312 feet to the POINT OF BEGINNING

And, including that certain manufactured home as immobilized and described on the Rider to the Act of Mortgage recorded at File Number: 2017-005582, Book: 1111 Page: 94 as follows:

62' X 27' Clayton Homes Model; Serial Number: CS2015515TKAB AB
37SVL28623AH13 having HUD labels TEN777556/TEN777557

OTHER THAN:

1.

MORTGAGE: Executed by William McWhirter, Jr. and Eva McWhirter Claunch before Sharon G. Cappy, Notary Public, on December 8, 2017 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Caliber Home Loans, Inc.; "Note" means the promissory note signed by Borrower and dated December 08, 2017. The Note states that Borrower owes Lender \$120,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 01, 2048; of record in MOB 1111 Page 94 of the official records of Washington Parish, Louisiana.

2.

ASSIGNMENT OF MORTGAGE: For value received, Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Caliber Home Loans, Inc., its successors and assigns, the undersigned holder of a Mortgage (herein "Assignor") whose address is P.O. Box 2026, Flint, MI 48501-2026, does hereby grant, convey, assign, and deliver to Caliber Home Loans, Inc., 13801 Wireless Way, Oklahoma City, OK 73134, all its right, title and interest in and to said mortgage in the amount of \$120,000.00, recorded in the State of Louisiana, Washington Parish, Official Records dated December 08, 2017 and recorded on December 13, 2017 as Instrument No. 2017-005582, in Book 1111, at Page 94. Executed by: William McWhirter Jr and Eva McWhirter Claunch (original mortgagor); of record in MOB 1180 Page 560 of the official records in Washington Parish, Louisiana.

3.

DEFAULT JUDGMENT: In the matter styled Magee Financial, LLC, 1001 Washington St. Franklinton Versus Eva Claunch, 22065 Richard Magee Rd., Franklinton, LA, [REDACTED]

NO. CL-22-0181, 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, and against the defendant, Eva Claunch, in the sum of \$4491.91, with 23.92% percent per Annum interest 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 335 of the official records of Washington Parish, Louisiana.

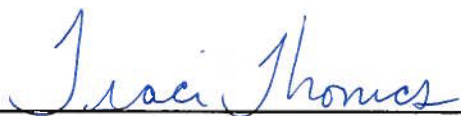
4.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: That for value received, the said Caliber Home Loans, Inc., by Newrez LLC D/B/A Shellpoint Mortgage Servicing, its Attorney-in-Fact does hereby assign, transfer, and deliver, to: Newrez LLC D/B/A Shellpoint Mortgage Servicing, whose address is 1100 Virginia Dr Ste 125, Fort Washington, PA 19034, its successors and assigns, (Assignee) one certain mortgage made and subscribed by William McWhirter, Jr. and Eva McWhirter Claunch which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 12/08/2017 recorded under Book 1111 and Page 94; of record in MOB 1273 Page 27 of the official records in Washington Parish, Louisiana.

5.

NOTICE OF SEIZURE: In the matter styled Newrez LLC D/B/A Shellpoint Mortgage Servicing Versus No. 122093 Estate of William McWhirter, Jr. and Eva McWhirter Claunch, 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 Estate of William McWhirter, Jr. and Eva McWhirter Claunch under a Writ of SEIZURE issued on April 6, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$103,203.80, with interest, attorney fees, and costs, this the 1st day of May, 2026; signed By: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1362 Page 581 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 16TH DAY OF JUNE, 2026 AT 3:11 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 3:11 P.M.