

**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. MELBA KAGLER**
- 2. MELBA L. KAGLER**
- 3. MELBA LOUISE P. KAGLER**
- 4. MELBA P. KAGLER**

DESCRIPTION OF PROPERTY

THAT CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING.

LOTS 1 AND 2 OF BLOCK 4, GOLDEN MEADOWS SUBDIVISION, AS PER MAP OR PLAT OF SAID SUBDIVISION OF FILE IN THE OFFICE OF THE CLERK OF COURT, WASHINGTON PARISH, LOUISIANA

OTHER THAN:

1.

MORTGAGE: Executed by Melba Louise P. Kagler before Tyffanie A. Vial, Notary Public, on January 23, 2015 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for First Access Mortgage Corp; "Note" means the promissory note signed by Borrower and dated January 23, 2015. The Note states that Borrower owes Lender \$83,000.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 1, 2045; of record in MOB 1028 Page 391 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE NOTE AND MORTGAGE: On October 12th, 2016 personally came and appeared Mortgage Electronic Registration Systems, Inc. (the "Assignor"), who declared: That for value received, the Assignor does hereby assign, transfer, and deliver to American Financial Resources, Inc., whose address is 1235 N. Dutton Ave, Suite E, Santa Rosa, CA 95401, one certain mortgage, made and subscribed by Melba Louise P Kagler, dated 01/23/2015, payable to the order of American Financial Resources, Inc., which

mortgage note is secured by a mortgage of even date therewith, executed by the same parties, in the same amount, and so paraphed by a Notary Public, Washington Parish, Louisiana, recorded on 02/04/2015 under Registry No. 2015-000550; of record in MOB 1076 Page 558 of the official records in Washington Parish, Louisiana.

3.

ASSIGNMENT OF MORTGAGE: For value received, Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Access Mortgage Corp, its successors and assigns, hereby grants, assigns, and transfers to: Nationstar Mortgage LLC D/B/A Mr. Cooper all of its right, title and interest under that certain mortgage dated January 23, 2015 executed by: Borrower: Melba Louise P Kagler To Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Access Mortgage Corp, its successors and assigns whose address is P.O. Box 2026, Flint, MI 48501-2026 in the amount of \$83,000.00, recorded February 04, 2015 as Instrument No. 2015-000550 in Book/Volume: 1028 Page: 391 of the official records of Washington Parish, Louisiana; of record in MOB 1246 Page 236 of the official records in Washington Parish, Louisiana.

4.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Corrective Gap Assignment: to remedy a gap in the recorded ownership interest between the assignment recorded on 10/14/2016, Book 1076, Page 558 and the assignment recorded on 04/08/2022, Book 1246, Page 236; Dated 07/13/2023 That for value received, the said American Financial Resources, Inc. does hereby assign, transfer, and deliver, to: Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for First Access Mortgage Corp, its successors and assigns, (Assignee) (MERS Address: P.O. Box 2026, Flint, MI 48501-2026) one certain mortgage made and subscribed by Melba Louise P Kagler which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 01/23/2015 recorded under Book 1028 and Page 391; of record in MOB 1280 Page 545 of the official records in Washington Parish, Louisiana.

5.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 08/10/2023 That for value received, the said Nationstar Mortgage LLC D/B/A Mr. Cooper does hereby assign, transfer, and deliver, to: Federal National Mortgage Association, whose address is, c/o PHH Mortgage Corporation, 5720 Premier Park Drive, West Palm Beach, FL 33407, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Melba Louise P Kagler which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 01/23/2015 recorded under Book 1028 and Page 391; of record in MOB 1282 Page 409 of the official records in Washington Parish, Louisiana.

6.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 08/10/2023 That for value received, the said Federal National Mortgage Association, by Nationwide Title Clearing, LLC, its attorney-in-fact does hereby assign, transfer, and deliver, to: J.P. Morgan Mortgage Acquisition Corp., whose address is 383 Madison Avenue, New York, NY 10179, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Melba Louise P Kagler which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 01/23/2015 recorded under Book 1028 and Page 391; of record in MOB 1282 Page 431 of the official records in Washington Parish, Louisiana.

7.

ASSIGNMENT OF MORTGAGE: For good and valuable consideration, the sufficiency of which is hereby acknowledged, Nationstar Mortgage LLC D/B/A Mr. Cooper, whose address is 8950 Cypress Waters Blvd., Coppell, TX 75019, (Assignor), does hereby grant, assign and transfer to J.P. Morgan Mortgage Acquisition Corp., whose address is 383 Madison Avenue, 8th Floor New York, NY 10179, (Assignee), its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Date of Mortgage: 1/23/2015, Original loan amount: \$83,000.00, Executed by (Borrower(s)): Melba Louise P Kagler, Original Lender: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Access Mortgage Corp, its successors and assigns, Filed of record: In Mortgage Book/Liber/Volume 1028, Page 391, Document/Instrument No: 2015-000550 in the recording district of Washington, LA, recorded on 2/4/2015; of record in MOB 1348 Page 257 of the official records in Washington Parish, Louisiana.

8.

ASSIGNMENT OF MORTGAGE: For good and valuable consideration, the sufficiency of which is hereby acknowledged, the undersigned, J.P. Morgan Mortgage Acquisition Corp., whose address is 383 Madison Avenue, 8th Floor, New York, NY 10179, (Assignor), does hereby grant, assign and transfer to Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-B, whose address is 3020 Old Ranch Parkway Suite 180, Seal Beach, CA 90740, (Assignee), its successors, transferees and assigns forever, all beneficial interest under that certain mortgage, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Date of Mortgage: 1/23/2015, Original loan amount: \$83,000.00, Executed by (Borrower(s)): Melba Louise P Kagler, Original Lender: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Access Mortgage Corp, its successors and assigns, Filed of record: In Mortgage Book/Liber/Volume 1028, Page 391, Document/Instrument No: 2015-000550 in the recording district of Washington, LA, recorded on 2/4/2015; of record in MOB 1356 Page 435 of the official records in Washington Parish, Louisiana.

9.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE NOTE AND MORTGAGE: That for value received, Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-B, its successors and assigns, whose address is c/o AMIP Management, 3020 Old Ranch Pkwy Suite 180, Seal Beach, CA 90740 does hereby assign and transfer to Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-C whose address is c/o AMIP Management, 3020 Old Ranch Pkwy Suite 180, Seal Beach, CA 90740, one certain mortgage note dated 1/23/2015 in the original principal sum of \$83,000.00; Said mortgage was executed by Melba Louise P Kagler, payable to the order of Mortgage Electronic Registration Systems, Inc., mortgagee, as nominee for First Access Mortgage Corp, its successors and assigns and recorded on 2/4/2015 in Book 1028 Page 391 at Document Number 2015-000550, in Washington Parish, State of Louisiana which mortgage is also assigned herewith; of record in MOB 1356 Page 438 of the official records in Washington Parish, Louisiana.

10.

NOTICE OF SEIZURE: In the matter styled Wilmington Savings Fund Society, FSB, as owner trustee of the Residential Credit Opportunities Trust X-C Versus No. 122246 Melba Louise P. Kagler, 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 Melba Louise P. Kagler under a Writ of SEIZURE issued on May 7, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$76,029.86, with interest, attorney fees, and costs, this the 11th day of May, 2026; signed By: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1363 Page 220 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 16TH DAY OF JUNE, 2026 AT 3:08 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 3:08 P.M.