

**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. THE UNOPENED SUCCESSION OF RUTH FREY BROWN**
- 2. RUTH FREY BROWN**
- 3. RUTH F. BROWN**
- 4. RUTH BROWN**

DESCRIPTION OF PROPERTY

That certain piece or portion of ground, together with all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Washington, State of Louisiana, in Section 3, Township 4 South, Range 10 East, in that development known as North Folsom Hills, Phase I, and being fully described as follows: Lot no. 28, North Folsom Hills, Phase, all as more fully shown on a plat of survey by Flynt and Associates, PLLC, dated January 2006, drawing no. A20205COMB, filed for recorded in plat cabinet no. 3.

OTHER THAN:

1.

ADJUSTABLE RATE HOME EQUITY CONVERSION MORTGAGE: Executed by Ruth Frey Brown in the presence of Sean Galvin, Notary Public, dated October 27, 2011, in favor of MetLife Home Loans, a Division of MetLife Bank, N.A. ("Lender"); This debt is evidenced by Borrower's Adjustable Rate Note of even date ("Note")...Note, up to a maximum principal amount of \$138,000.00...; The Note provides for the full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, to be due and payable on October 10, 2095; of record in MOB 933 Page 455 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated Aug 24, 2012, That, for value received, Metlife Home Loans, a Division of MetLife Bank, N.A., located at 1555 W. Walnut Hill Lane, Irving, TX 75038 hereby assigns, transfers, sells and delivers to Champion Mortgage Company located at 350 Highland Drive Lewisville, TX 75067 without recourse, but will full warranty, one certain mortgage note dated October 27, 2011 in the original principal sum of \$138,000.00. Made and subscribed by: Ruth Frey Brown due in monthly installments, payable to the order of said MetLife Home Loans, a Division of MetLife Bank, N.A. Which said mortgage note is

secured by a certain mortgage of even date therewith executed by the said parties and recorded in Washington County, Louisiana, on the 4th day of November 2011 as Original 933 Bundle 455, and/or Entry No. 2011-005107; of record in MOB 960 Page 90 of the official records in Washington Parish, Louisiana.

3.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: That for value received, the said Nationstar Mortgage LLC D/B/A Champion Mortgage Company does hereby assign, transfer, and deliver, to: Secretary of Housing and Urban Development, whose address is 451 7th Street S.W., Washington, DC 20410, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Ruth Frey Brown which is described herein, executed by the same parties, and so paraphrased by a Notary Public, on 10/27/2011 recorded under Book 933 and Page 455; of record in MOB 1197 Page 79 of the official records in Washington Parish, Louisiana.

4.

CREDITOR'S FORMAL PROOF OF CLAIM: LDH Case Number: 410300 – Ruth Brown [REDACTED] Before me, the undersigned authority, personally came and appeared, Gwendolyn Williams, who, being duly sworn, did depose and state: Affiant is Program Manager for the Medicaid Recovery and Premium Assistance/Third Party Liability(TPL) Estate Recovery Unit of the Louisiana Department of Health (Department). The address of the Department is 628 N. 4th Street, Bienville Building, Baton Rouge, LA 70802. Payment may be mailed to P.O. Box 3558, Baton Rouge, LA 70821-3558. On behalf of the Department, she submits this as formal proof of the Department's claim against the Estate of Ruth Brown, last known address: 14587 Sweet Olive Place, Franklinton, LA 70438. The amount of the Department's claim is \$79,133.81 and it is for reimbursement of Medical Assistance Payments made between February 1, 2023 and March 4, 2024 for Long Term Care and Home and Community Based Service, as required by federal law (42 USC 1396p); signed by Louisiana Department of Health/Estate Recovery Unit by Gwendolyn Williams, Program Manager before Daniel L. Duhon, Notary Public; of record in MOB 1314 Page 115 of the official records in Washington Parish, Louisiana.

5.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE NOTE AND MORTGAGE: That for value received, Secretary of Housing and Urban Development by and through its attorney in fact, Rocktop Technologies, LLC, its successors and assigns, whose address is 451 7th Street S.W., Washington, DC 20410, does hereby assign and transfer to Wilmington Savings Fund Society, FSB as Owner Trustee of CFS15 Grantor Trust whose address is c/o Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 110, Anaheim, CA 92806, its successors and assigns, one certain True dated 10/27/2011 in the original principal sum of \$138,000.00. Said mortgage was executed by Ruth Frey Brown, payable to the order of MetLife Home Loans, a Division of MetLife Bank, N.A., and recorded on 11/4/2011 in Book 933 Page 455 at Document Number 2011-005107, in Washington Parish, State of LA which mortgage is also assigned herewith; of record in MOB 1355 Page 216 of the official records in Washington Parish, Louisiana.

6.

NOTICE OF SEIZURE: In the matter styled Wilmington Savings Fund Society FSB, as owner trustee of CFS15 Grantor Trust Versus No. 122283 The Unopened Succession of and Unknown Heirs of Ruth Frey Brown A/K/A Ruth Frey Brown A/K/A Ruth F. Brown A/K/A Ruth Brown, 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 The Unopened Succession of and Unknown Heirs of Ruth Frey Brown A/K/A Ruth Frey Brown A/K/A Ruth F. Brown A/K/A Ruth Brown 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 \$63,780.17, with interest, attorney fees, and costs, this the 14th day of May, 2026; signed By: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1364 Page 229 of the official records of Washington Parish, Louisiana.

7.

TAX LIEN CERTIFICATE: State of Louisiana, Parish of Washington v. Brown, Ruth F. (Frey) To: Mercury Funding, LLC; On this, May 20, 2026, I, Jason Smith, Tax Collector in and for the Parish of Washington, in the name of the Parish of Washington, and by virtue of the authority in me vested by the constitution and laws of the State of Louisiana and in pursuance of the requirements of those laws, having mailed and published the notice required by law and having strictly complied with each and every requirement of the laws relating to delinquent statutory impositions, did sell by online public auction the tax lien, evidenced by this tax lien certificate, encumbering the property described below. To-wit: Assessment/Parcel Number: 0100055169N, property description: 0.61 acres in Section 3-4-10 referred to as Lot 28 North Folsom Hills Phase 1, Statutory Impositions: \$631.84, Interest: \$31.59, Costs: \$445.00, Total Face Value: \$1,108.43 of Mercury Funding, LLC, PO Box 772837, Memphis, TN 38177, being the winning bidder, and having the bid interest rate of 0.80%, and having complied with the terms of auction, is issued a tax lien certificate for the property, which shall be prima facie evidence of the validity of the lien, and the assignment to Mercury Funding, LLC. This tax lien certificate entitles him or his successors or assigns to be paid the termination price. He or his successors or assigns shall also be entitled to amounts paid by the certificate purchaser subsequent to the auction as provided by law...; signed by Jason Smith, Sheriff, Parish of Washington and Lesa Henry, Chief Civil Deputy; of record in MOB 1365 Page 573 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 16TH DAY OF JUNE, 2026 AT 3:09 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 3:09 P.M.