

**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. TULLIER INVESTMENTS, L.L.C.**
- 2. CHRISTOPHER MIGUEL ORLANDO**
- 3. AMANDA PAULINE PARTON ORLANDO**

DESCRIPTION OF PROPERTY

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitude, accretion, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to wit:

LOT TWO (2) of BOGUE RIDGE, Phase I, a subdivision located in Section 54, Township 4 South, Range 11 East, containing 1.649 acres, as per plat on file in the Office of the Clerk of Court, Washington Parish, Louisiana, in COB 695, Page 212, Washington Parish, Louisiana.

OTHER THAN:

1.

DEFAULT JUDGMENT: In the matter styled Parish Credit, LLC., 951 Washington St. Franklinton Versus Chris Orlando, 83331 North Factory Rd., Folsom 70437, No. CL-18-0513, 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, Parish Credit, LLC., and against the defendant, Chris Orlando, in the sum of \$3406.19, with 23.00% per annum interest thereon from the 30th day of October, 2019, until paid, plus court costs. Thus, done, read and signed, in open court on this 30th day of October, 2019. Filed this 30th day of October, 2019; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1166 Page 33 of the official records of Washington Parish, Louisiana.

2.

JUDGMENT: In the matter styled Retif Oil & Fuel, L.L.C. Versus Braxton Capital LLC and Christopher M. Orlando, No. 2019-15267 Division “J”, 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana; It is ordered, adjudged and decreed that the Affidavit of Correctness of Account and Non-Military Service and all exhibits attached thereto, the Certificate for Confirmation of default, and the invoices sued

upon be and they are hereby admitted into evidence. It is further ordered, adjudged and decreed, that the defaults entered herein on December 4, 2019, against Defendants, Braxton Capital LLC and Christopher M. Orlando, be now confirmed and made final, and accordingly, that there be judgment herein in favor of plaintiff, Retif Oil & Fuel, L.L.C., and against defendants, Braxton Capital LLC and Christopher M. Orlando, in solido, in the full principal sum of \$26,584.92, plus interest at a rate of 18% per annum on the principal balance accruing from 30 days after the invoice due date until paid, legal interest from date of judicial demand until paid, reasonable attorney's fees for the prosecution of this claim at the agreed upon rate of 25% of the principal balance due, for all costs of these proceedings; Judgment read, rendered and signed in Open Court, at Covington, Louisiana, this 23rd day of January, 2020; signed by Honorable William J Knight, Judge; of record in MOB 1177 Page 17 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled Retif Oil & Fuel, L.L.C. Versus Orpez Transport LLC and Christopher M. Orlando, No. 2019-15268 Division "F", 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana; It is ordered, adjudged and decreed that the Affidavit of Correctness of Account and Non-Military Service and all exhibits attached thereto, the Certificate for Confirmation of default, and the invoices sued upon be and they are hereby admitted into evidence. It is further ordered, adjudged and decreed, that the defaults entered herein on December 4, 2019, against Defendants, Orpez Transport LLC and Christopher M. Orlando, be now confirmed and made final, and accordingly, that there be judgment herein in favor of plaintiff, Retif Oil & Fuel, L.L.C., and against defendants, Orpez Transport LLC and Christopher M. Orlando, in solido, in the full principal sum of \$45,705.93, plus interest at a rate of 18% per annum on the principal balance accruing from 30 days after the invoice due date until paid, legal interest from date of judicial demand until paid, reasonable attorney's fees for the prosecution of this claim at the agreed upon rate of 25% of the principal balance due, for all costs of these proceedings; Judgment read, rendered and signed in Open Court, at Covington, Louisiana, this 16th day of January, 2020; signed by (name illegible) Judge; of record in MOB 1177 Page 20 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled Cit Bank, N.A Versus Orpez Transport, Orlando Transportation, Chris Orlando and Daniel Lopez, No.: 2021-14112 Div: C, 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana; It is ordered that there be judgment herein in favor of Cit Bank, N.A and against Orlando Transportation (tax id xx-xxx0577) and Chris Orlando (ssn xxx-xx-8901) in the full and true sum of \$16,565.43, plus judicial interest at the legal rate from the date of judicial demand, until paid, attorney's fees of 25% of the amounts due and sought to be collected, and all costs of these proceedings; Donaldsonville, Louisiana, this 10 day of February, 2022; signed by Honorable Richard A Swartz, Judge; of record in MOB 1248 Page 477 of the official records of Washington Parish, Louisiana.

5.

MANAGER'S CERTIFICATE: This is to certify that Brittan Tullier and David A. Tullier, Jr. are the sole members/managers of TULLIER INVESTMENTS, L.L.C., and that they are authorized to take any action described in La. R.S. 12:1318B or any other transaction on behalf of TULLIER INVESTMENTS, L.L.C.; Particularly, Brittan Tullier or David A. Tullier, Jr. are authorized and empowered for and on behalf of the company to buy, sell, lease, mortgage or otherwise alienate any and all types of property, real, personal, or mixed, purchased by, sold to, or owned by TULLIER INVESTMENTS, L.L.C. and to execute any and all contracts containing and upon such terms and conditions as they may determine fit and proper; Brittan Tullier or David A. Tullier, Jr. are further authorized and empowered on behalf of TULLIER INVESTMENTS, L.L.C. to sign any leases, acts of sale, acts of mortgage, acts of sale with

mortgage, acts of assumption of mortgage, contracts, promissory notes, and any other documents necessary to carry out the authority granted to them; Dated: September 22, 2023; signed by Brittan Tullier, member/manager and David A. Tullier, Jr., member/manager before Matthew J. Garver, Notary Public; of record in MOB 1286 Page 331 of the official records of Washington Parish, Louisiana.

6.

MANAGER'S CERTIFICATE: This is to certify that David A. Tullier, Jr. and Brittan Tullier are the sole members/managers of TULLIER INVESTMENTS, L.L.C., and that acting together they are authorized to take any action described in La. R.S. 12:1318B or any other transaction on behalf of TULLIER INVESTMENTS, L.L.C., and any and all previous transactions, including sales of immovable property executed by David A. Tullier, Jr. or Brittan Tullier on behalf of TULLIER INVESTMENTS, L.L.C. are herein ratified; Particularly, David A. Tullier, Jr. and Brittan Tullier acting together are authorized and empowered for and on behalf of the company to buy, sell, lease mortgage or otherwise alienate any and all types of property, real, personal, or mixed, purchased by, sold to, or owned by TULLIER INVESTMENTS, L.L.C. and to execute any and all contracts containing and upon such terms and conditions as they may determine fit and proper; David A. Tullier, Jr. and Brittan Tullier acting together are further authorized and empowered on behalf of TULLIER INVESTMENTS, L.L.C. to sign any leases, acts of sale, acts of mortgage, acts of sale with mortgage, acts of assumption of mortgage, contracts, promissory notes, and any other documents necessary to carry out the authority granted to them; The undersigned declared to me, Notary, that appearers do hereby revoke that certain Manager's Certificate dated September 22, 2023, of record in COB 950, Page 459 and MOB 1286, Page 331, Washington Parish, Louisiana, and further revoke all rights of representation therein granted to David A. Tullier, Jr. and Brittan Tullier to act individually on behalf of the company. Appearers declare that on this date appearers have executed this new Manager's Certificate naming both David A. Tullier, Jr. and Brittan Tullier as member/managers. Unless both David A. Tullier, Jr. and Brittan Tullier revise this Manager's Certificate, all future acts require the signatures of both members; Dated: December 29, 2025; signed by David A. Tullier, Jr., member/manager and Brittan Tullier, member/manager before Matthew J. Garver, Notary Public; of record in MOB 1351 Page 385 of the official records of Washington Parish, Louisiana.

7.

JUDGMENT OF DEFAULT: In the matter styled Optimus Logistics Group, LLC Versus Chris Orlando, Case No.: 2026-10284 Division: "C", 22nd Judicial District Court for the Parish of St. Tammany, State of Louisiana; It is ordered, adjudged, and decreed that a final judgment be entered in favor of the plaintiff, Optimus Logistics Group, LLC, against defendant, Chris Orlando, in the amount of \$1,118,431.94, plus attorney's fees at 25%, plus costs and judicial interest; Covington, Louisiana, on this 8 day of May, 2026; signed by Honorable Richard Swartz; of record in MOB 1365 Page 169 of the official records of Washington Parish, Louisiana.

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