

**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. JORDAN MOORE**
- 2. CALLIE MOORE**

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, situated in SECTION 11, TOWNSHIP 4 SOUTH, RANGE 10 EAST, Washington Parish, State of Louisiana, as shown on a survey and Subdivision Plan by L.E. Wailly, Sr., dated February 20, 1968, recorded in Entry #60681, in the official records of Washington Parish, Louisiana, and being more particularly described as follows, to-wit: LOT 12; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

OTHER THAN:

1.

MORTGAGE: Executed by Jordan Moore and Callie Moore before Jason S. Mickenheim, Notary Public, dated March 22, 2018 in favor of Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for GMFS, LLC; "Note" means the promissory note signed by Borrower and dated March 22, 2018; the Note states that Borrower owes lender \$172,727.00 plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1st, 2048; of record in MOB 1118 Page 463 of the official records of Washington Parish, Louisiana.

2.

CORPORATE ASSIGNMENT OF MORTGAGE: Date of Assignment: 4/26/2022 Assignor: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for GMFS, LLC, its successors and assigns; Assignee: Freedom Mortgage Corporation; Executed By: Jordan Moore and Callie Moore; To: Mortgage Electronic registration Systems, Inc., as mortgagee, as nominee for GMFS, LLC, its successors and assigns; Dated: 03-22-2018 Recorded: 03-27-2018 as Registry Number 2018-001264, MOB 1118, Folio 463 in the Parish of Washington, State of Louisiana. Property Address: 13052 Dusty Rd, Franklinton, LA 70438; ...that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee the said Mortgage having an original principal sum of \$172,727.00 with interest...; of record in MOB 1248 Page 146 of the official records of Washington Parish, Louisiana.

3.

SUBORDINATE MORTGAGE: Executed by Jordan Moore and Callie Moore before Shirley Carroll, Notary Public, dated April 6, 2023 in favor of The United States of America, acting through the Rural Housing Service, its successors and assigns; Borrower owes Lender the principal sum of \$27,134.94; This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on April 1, 2048; of record in MOB 1274 Page 481 of the official records of Washington Parish, Louisiana.

4.

SUBORDINATE MORTGAGE: Executed by Jordan Moore and Callie Moore before Chad Dufrene, Notary Public, dated November 7, 2023 in favor of The United States of America, acting through the Rural Housing Service, its successors and assigns; Borrower owes Lender the principal sum of \$47,485.96; This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on December 1, 2053; of record in MOB 1291 Page 456 of the official records of Washington Parish, Louisiana.

5.

U.S. DEPARTMENT OF AGRICULTURE LOAN MODIFICATION AGREEMENT: Original Principal Amount: \$172,727.00, Unpaid Principal Amount: \$158,286.54, New Principal Amount: \$122,047.40, Original Security Instrument recorded on Date 03/27/2018 in Book or Liber 1118, at page(s) 463, and/or as Document/Instrument Number 2018-001264, in the Records of Washington County, Louisiana; This Loan Modification Agreement("Agreement") between Jordan Moore and Callie Moore("Borrower" or "I") and Freedom Mortgage Corporation("Lender"), is given on 11/07/2023, and amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") made by Jordan Moore and Callie Moore to MERS as nominee for GMFS, LLC for \$172,727.00 and interest, dated 03/22/2018 and recorded on Date 03/27/2018 in Book or Liber 1118, at page(s) 463, and/or as Document/Instrument Number 2018-001264, in the Records of Washington County, Louisiana; ... A. The Maturity Date remains 12/01/2053. B. ...The new principal balance of my Note will be \$122,047.40... C. Interest at the fixed rate of 7.875% will begin to accrue on the New Principle Balance as of 12/01/2023 and my first new monthly payment on the New Principal Balance will be due on 01/01/2024. D. On 01/01/2024 and on the first day of each month thereafter until all of the obligations due under the Modified Loan Documents are paid in full, Borrower must make monthly payments of \$1,257.97 (each, a "Monthly Payment")...; signed on December 1, 2023 by Jordan Moore and Callie Moore before Chad Dufrene, Notary Public and signed on 12/12/2023 by Freedom Mortgage Corporation By: Mortgage Connect, L.P., its attorney in fact By: Frank Kronstein, AVP before Destinee Gallagher, Notary Public; of record in MOB 1291 Page 464 of the official records of Washington Parish, Louisiana.

6.

NOTICE OF SEIZURE: In the matter styled Freedom Mortgage Corporation Versus No. 120046 Jordan Moore and Callie Moore, 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 Jordan Moore and Callie Moore under a Writ of Seizure issued on October 07, 2024, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$122,047.40, with interest,

attorney fees, and costs, this the 15th day of October, 2024; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1316 Page 324 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 3RD DAY OF AUGUST, 2026 AT 2:23 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 08/03/2026 AT 2:23 P.M.