

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. TAMMY L. YOUNG
2. TAMMY YOUNG

DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF ~~WASHINGTON, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS: I and situated in~~ the Parish of Washington in the State of LA THAT CERTAIN PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, ADVANTAGES AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LOCATED IN HEADRIGHT 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, WASHINGTON PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE SECTION CORNER COMMON TO SECTIONS 14, 37 AND 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, RUN NORTH 88 DEGREES 00 MINUTES EAST A DISTANCE OF 204.2 FEET; THENCE SOUTH 24 DEGREES 56 MINUTES 48 SECONDS WEST A DISTANCE OF 2106.61 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN 362.40 FEET ALONG A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1230.00 FEET AND A CHORD WHICH BEARS SOUTH 15 DEGREES 31 MINUTES 20 SECONDS EAST; THENCE SOUTH 76 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 519.24 FEET; THENCE NORTH 19 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 471.27 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 565.36 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.00 ACRES, ALL AS PER SURVEY BY JAMES J. JONES & ASSOCIATES, INC., NUMBERED 98-118 AND DATED AUGUST 11, 1998, REVISED SEPTEMBER 29, 1998, WHICH SURVEY IS ATTACHED OF RECORD AT COB 799, PAGE 251, ~~WASHINGTON PARISH, LOUISIANA, LESS AND EXCEPT THAT CERTAIN PORTION OF~~ GROUND LOCATED IN HEADRIGHT 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, WASHINGTON PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE SECTION CORNER COMMON TO SECTIONS 14, 37 AND 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, RUN NORTH 88 DEGREES 00 MINUTES EAST A DISTANCE OF 204.2 FEET; THENCE SOUTH 24 DEGREES 56 MINUTES 48 SECONDS WEST A DISTANCE OF 2106.61 FEET, THENCE SOUTH 87 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 565.36 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE SOUTH 19 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 189.80 FEET TO A 1/2 INCH IRON ROD SET AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 69 DEGREES 08 MINUTES 49 SECONDS EAST A DISTANCE OF 246.50 FEET TO A 1/2 INCH IRON ROD SET; THENCE SOUTH 38 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 156.58 FEET TO A 1/2 INCH IRON ROD SET; THENCE SOUTH 76 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 240.87 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE

NORTH 19 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 281.48 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 1.00 ACRES, ALL AS PER SURVEY BY JAMES J. JONES, NUMBERED 98-118-4 AND DATED NOVEMBER 20, 2015, WHICH SURVEY IS ATTACHED TO ACT OF RECORD IN COB 795, PAGE 149, WASHINGTON PARISH, LOUISIANA

OTHER THAN:

1.

MORTGAGE: Executed by Tammy L. Young before Jason S. Mickenheim, Notary Public, dated October 5, 2022 in favor of Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for Cardinal Financial Company, Limited Partnership; "Note" means the promissory note signed by Borrower and dated October 5, 2022; the Note states that Borrower owes lender \$172,975.00 plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 1, 2052; of record in MOB 1261 Page 178 of the official records of Washington Parish, Louisiana.

2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 09/10/2025; That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns does hereby assign, transfer, and deliver, to: Freedom Mortgage Corporation, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Tammy L Young which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 10/05/2022 recorded under Book 1261 and Page 178; signed by Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns by: Nathaniel Parks III, Vice President before Jahleer Purifoy, Notary Public; of record in MOB 1343 Page 83 of the official records of Washington Parish, Louisiana.

3.

NOTICE OF SEIZURE: In the matter styled Freedom Mortgage Corporation Versus No. 121852 Tammy L. Young A/K/A Tammy Young, 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 Tammy L. Young A/K/A Tammy Young under a Writ of SEIZURE issued on February 12, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$166,403.26, with interest, attorney fees, and costs, this the 23rd day of February, 2026; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1355 Page 361 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.