

**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. JOSEPH HOLMES, JR.**
- 2. BEVERLY ANN IKERD**
- 3. BEVERLY BRANCH HOLMES**
- 4. BEVERLY B. HOLMES**
- 5. BEVERLY A. IKERD**

DESCRIPTION OF PROPERTY

A certain parcel of ground, located in Section 11, Township 2 South, Range 13 East, Washington Parish, Louisiana, and more particularly described as follows: From the Quarter corner common to Sections 10 and 11, Township 2 South, Range 13 East, run North 89 degrees 45 minutes 00 seconds East a distance of 1074.36 feet; thence South 13 degrees 45 minutes 00 seconds East a distance 291.40 feet to the POINT OF BEGINNING; from the POINT OF BEGINNING, continue South 13 degrees 45 minutes 00 seconds East a distance of 293.84; thence 152.63 feet along a curve concave to the left, having a radius of 2824.35 feet and a chord which bears South 89 degrees 35 minutes 40 seconds West; thence North 13 degrees 45 minutes 00 seconds West a distance of 294.26 feet to the POINT OF BEGINNING. Said parcel contains 1.000 acres, all as per survey by James J. Jones and Associates, Inc., numbered 00-088-2 and dated July 21, 2009. Being the same property acquired by Danny O'Neal Branch, Jr. from Tammy Branch Kennedy by Cash Sale dated 7/31/2013 and recorded in the conveyance records of Washington Parish, Louisiana

OTHER THAN:

1.

MORTGAGE: Executed by Joseph Holmes Jr and Beverly Ann Ikerd AKA Beverly Branch Holmes, before Donna A. Lane, Notary Public, dated December 11, 2023 in favor of Vanderbilt Mortgage and Finance, Inc.; "Note" means the promissory note signed by Borrower and dated December 11, 2023; the Note states that Borrower owes Lender \$80,260.28 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 02/01/2049; of record in MOB 1291 Page 514 of the official records of Washington Parish, Louisiana.

2.

ACT OF CORRECTION: Before me, the undersigned Notary Public personally came and appeared: Donna A. Lane, who after being first duly sworn, did depose and say that: Affiant is the preparer and notary public who acted as notary public for signature by the parties for the following described Cash Sale: That certain mortgage, in favor of Vanderbilt Mortgage and Finance, Inc., against Joseph Holmes, Jr. and Beverly Ann

Ikerd AKA Beverly Branch Holmes, in the amount of \$80,260.28, dated December 11, 2023, filed on 12/13/2023 at MOB: 1291, Page 514, Instrument #2023-005230; that an error was committed during the preparation of the referenced in that the legal description was listed as: ... When in truth and fact, it should read as:... Therefore, in order to correct the Mortgage recorded as MOB 1291, page 514, Instrument#2023-005230, Donna A. Lane, hereby agrees to reform and correct the Mortgage to correct the legal description. Therefore, I notary, do hereby authorize and request the Clerk of Court and Register of Mortgages of the Parish of Washington to make mention of this Act of Correction in the margin of the records in MOB 1291, page 514, Instrument #2023-005230, to serve as occasion may require. Thus done and passed in my office in Hammond, Louisiana, on this 25th day of February, 2026, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearer and me, notary, after due reading of the whole; signed by Donna A. Lane before Patricia Stricklin, Notary Public; of record in MOB 1356 Page 365 of the official records of Washington Parish, Louisiana.

3.

NOTICE OF SEIZURE: In the matter styled Vanderbilt Mortgage and Finance, Inc. Versus No. 122353 Joseph Holmes, Jr. and Beverly Ann Ikerd A/K/A Beverly Branch Holmes A/K/A Beverly B. Holmes A/K/A Beverly A. Ikerd, 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 Joseph Holmes, Jr. and Beverly Ann Ikerd A/K/A Beverly Branch Holmes A/K/A Beverly B. Holmes A/K/A Beverly A. Ikerd under a Writ of SEIZURE issued on May 27, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$79,648.58, with interest, attorneys fees, and costs, this the 28th day of May, 2026; signed by Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1365 Page 347 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 18th DAY OF AUGUST, 2026 AT 9:56 A.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 08/18/2026 AT 9:56 A.M.