

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. BENJAMIN ANDREW DAVIS
2. JAMIE DOROTHY SANDIFER

DESCRIPTION OF PROPERTY

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, ALL THE RIGHTS, WAYS, MEANS, SERVITUDES, PRIVILEGE, APPURTENANCES, AND ADVANTAGES THERE UNTO BELONGING OR IN ANYWAY APPERTAINING SITUATED IN THE PARISH OF WASHINGTON, STATE LOUISIANA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS TO WIT:

3.334 ACRES OF LAND LOCATED IN HEADRIGHT 37, TOWNSHIP 4 SOUTH, RANGE 13 EAST, COMMENCING AT THE SOUTHWEST CORNER OF HEADRIGHT NO. 37 IN THE ABOVE STATED TOWNSHIP AND RANGE AND RUN NORTH 89 DEGREES 00 MINUTES EAST 1006.2 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 00 DEGREES 13 MINUTES WEST 440.63 FEET AND THE SOUTH MARGIN OF YELLOW BRANCH; THENCE RUN ALONG SAID SOUTH MARGIN SOUTH 64 DEGREES 02 MINUTES 47 SECONDS EAST 98.29 FEET; THENCE RUN NORTH 59 DEGREES 40 MINUTES EAST 99 FEET; THENCE RUN SOUTH 26 DEGREES 00 MINUTES EAST 143.00 FEET; THENCE RUN SOUTH 65 DEGREES 03 MINUTES EAST 152.00 FEET; THENCE LEAVE SAID SOUTH MARGIN OF YELLOW BRANCH AND RUN SOUTH 18 DEGREES 10 MINUTES EAST 260.00 FEET AND THE LINE COMMON BETWEEN HEADLIGHTS 37 & 38; THENCE RUN ALONG SAID LINE SOUTH 89 DEGREES 00 MINUTES WEST 453.80 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT:

0.238 ACRES OF LAND (RIGHT OF WAY FOR ROAD) LOCATED IN HEADLIGHT NO. 37, TOWNSHIP 4 SOUTH, RANGE 13 EAST, WASHINGTON, PARISH, LOUISIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF HEADRIGHT NO. 37 IN THE ABOVE STATED TOWNSHIP AND RANGE AND RUN NORTH 89 DEGREES 00 MINUTES EAST 1006.20 FEET; THENCE RUN NORTH 00 DEGREES 13 MINUTES WEST 335.80 FEET TO THE SOUTH MARGIN OF THE ROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 13 MINUTES WEST 30.00 FEET AND THE NORTH MARGIN OF THE RIGHT OF WAY; THENCE RUN ALONG SAID NORTH RIGHT OF WAY SOUTH 56 DEGREES 54 MINUTES 18 SECONDS EAST 95.26 FEET; THENCE RUN SOUTH 62 DEGREES 52 MINUTES 25 SECONDS EAST 68.98 FEET; THENCE RUN SOUTH 83 DEGREES 36 MINUTES 17 SECONDS EAST 81.80 FEET; THENCE RUN NORTH 85 DEGREES 34 MINUTES EAST 96.50 FEET; THENCE RUN SOUTH 65 DEGREES 03 MINUTES EAST 61.02 FEET AND THE SOUTH MARGIN OF SAID RIGHT OF WAY; THENCE RUN SOUTH 85 DEGREES 34 MINUTES WEST 151.89 FEET; THENCE RUN NORTH 83 DEGREES 36 MINUTES 17 SECONDS WEST 81.80 FEET; THENCE RUN NORTH 62 DEGREES 52 MINUTES 25 SECONDS WEST 68.98 FEET; THENCE RUN NORTH 56 DEGREES 54 MINUTES 18 SECONDS WEST 95.26 FEET AND THE POINT OF BEGINNING. ALL AS PER CERTIFICATE OF SURVEY AND PLAT BY BILLY C. DANIELS DATED DECEMBER 4, 1998.

Having a municipal address of 385 O A Green Road, Bogalusa, La 70427

OTHER THAN:

1.

MORTGAGE: Executed by Benjamin Andrew Davis and Jamie Dorothy Sandifer in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Mutual of Omaha Mortgage, Inc. dated November 18, 2022 in the amount of \$225,342.00 plus interest, maturity date of December 1, 2052; of record in MOB 1264 Page 136 of the official records of Washington Parish, Louisiana.

2.

JUDGMENT: In the matter styled Gulfsouth Credit, LLC Versus Benjamin A. Davis S.S.#: ~~REDACTED~~, Number: 24-00452 Division: E, Baton Rouge City Court, City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana; dated May 6, 2024 in the full sum of \$5,493.41 together with interest from the date of judicial demand (January 23, 2024) at the rate of 29.99% per year, until June 5, 2026, and thereafter at the rate of 18% per year until paid, an attorney's fee of 25% of the aggregate of principal and interest, and for all costs; of record in MOB 1306 Page 33 of the official records of Washington Parish, Louisiana.

3.

PARTIAL CLAIMS MORTGAGE: Executed by Benjamin Andrew Davis and Jamie Dorothy Sandifer in favor of Secretary of Housing and Urban Development dated July 31, 2024 in the amount of \$21,764.09, maturity date of December 1, 2052; of record in MOB 1315 Page 235 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled Republic Finance, L.L.C. Versus Benjamin A. Davis (SSN: ~~REDACTED~~, DOB: ~~REDACTED~~), NO. 67-053, Bogalusa City Court, Ward 4, Washington Parish, State of Louisiana; dated April 22, 2025 in the principal sum of \$1,881.58, together with interest on the outstanding principal balance at the rate of 24.23% per annum from February 20, 2025, until June 1, 2026, and thereafter at the

rate of 18.00% per annum, until paid in full, accrued late charges in the amount of \$238.40, attorney's fees of 25.00% of the unpaid debt, and all court costs, all subject to credits in the sum of \$0.00; of record in MOB 1331 Page 527 of the official records of Washington Parish, Louisiana.

5.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 07/29/2025 by Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Mutual of Omaha Mortgage, Inc. and transfers to Planet Home Lending, LLC a mortgage made and subscribed by Benjamin Andrew Davis and Jamie Dorothy Sandifer on 11/18/2022 recorded under Book 1264 and Page 136; of record in MOB 1339 Page 136 of the official records of Washington Parish, Louisiana.

6.

PARTIAL CLAIM MORTGAGE: Executed by Benjamin Andrew Davis and Jamie Dorothy Sandifer in favor of Secretary of Housing and Urban Development dated September 30, 2025 in the amount of \$20,990.24, maturity date of December 1, 2052; of record in MOB 1347 Page 469 of the official records of Washington Parish, Louisiana.

7.

NOTICE OF SEIZURE: In the matter styled Planet Home Lending LLC Versus No. 122788 Benjamin Andrew Davis and Jamie Dorothy Sandifer, 22nd Judicial District Court, Parish of Washington, State of Louisiana; ...under a Writ of SEIZURE issued on September 15, 2026, to satisfy a claim of \$217,620.85, with interest, attorney fees, and costs, this the 17th day of September, 2026; of record in MOB 1375 Page 379 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 25TH DAY OF SEPTEMBER, 2026 AT 1:30 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 09/25/2026 AT 1:30 P.M.