

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. JAMES RAMSER

DESCRIPTION OF PROPERTY

The land referred to in this policy is situated in the State of LA, County of WASHINGTON, City of Bogalusa and described as follows:

Four (4) certain lots or parcels of land, 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, being more particularly described as Lots One (1), Two (2), Three (3), and Four (4) of Block Sixteen (16) of Northeast Bogalusa, as per plat of same on file in the office of the Clerk of Court at Franklinton, Washington Parish, Louisiana.

Which has the address of 620 North Border Drive, Bogalusa, LA 70427

OTHER THAN:

1.

JUDGMENT: In the matter styled Home Finance Corporation Versus No. 47-198 James W. Ramser, City Court of the City of Bogalusa; dated March 24, 1987 in the full sum of \$3,228.53, subject to a credit of \$519.95, with interest at the rate of 32.21% per annum from 2/5/87 until 10/1/88 and 18.00% per annum from 10/1/88 until paid in full, plus 25% of both principal and interest on the amount due, and for all costs of this proceeding; of record in MOB 384 Page 137 of the official records of Washington Parish, Louisiana.

2.

MORTGAGE: Executed by James W Ramser in favor of Chase Bank USA, N.A. dated June 14, 2007 in the amount of \$59,500.00 plus interest, maturity date of June 20, 2037; of record in MOB 792 Page 509 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled State of Louisiana Versus James W. Ramser II, DOB: ~~07/11/1973~~, ~~07/11/1973~~, Number: 07-CR-96601, 22nd Judicial District Court, Parish of Washington, State of Louisiana; dated September 13, 2007 in the sum of \$1,500.00, the amount of said bond, together with legal interest from this date until

paid, and all costs of these proceedings; of record in MOB 798 Page 388 of the official records of Washington Parish, Louisiana.

4.

JUDGMENT: In the matter styled Lases #1978844-01/CSLD 622 Louisiana Department of Social Services o/b/o Doris Lanius Versus James Ramser II, Docket No. 96831, 22nd Judicial District, Parish of Washington, State of Louisiana; dated August 9, 2010 in the sum of \$8234.23, [REDACTED], DOB: [REDACTED], of record in MOB 897 Page 170 of the official records of Washington Parish, Louisiana.

5.

JUDGMENT: In the matter styled Lases #001978844-01/CSLD 607 Louisiana Department of Social Services o/b/o Doris Lanius Versus James Ramser II, SS# [REDACTED], DOB: [REDACTED] Docket No. 96831, 22nd Judicial District, Parish of Washington, State of Louisiana; dated January 20, 2017 in the sum of \$26,936.80; of record in MOB 1084 Page 259 of the official records of Washington Parish, Louisiana.

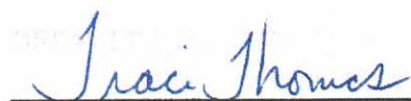
6.

DEFAULT JUDGEMENT: In the matter styled Magee Financial LLC, of Bogalusa Versus Estate of James W. Ramser, NO. CL-25-0163, State of Louisiana, Justice of the Peace Court, Ward Three, District 59, Washington Parish; dated April 1, 2025 in the sum of \$2198.39, with 29.92% per annum interest thereon from the 1st day of April, 2025, until paid, plus court costs; of record in MOB 1329 Page 497 of the official records of Washington Parish, Louisiana.

7.

NOTICE OF SEIZURE: In the matter styled JPMorgan Chase Bank, National Association Versus No. 122622 The Unopened Succession of James Ramser, 22nd Judicial District Court, Parish of Washington, State of Louisiana; ...under a Writ of SEIZURE issued on August 4, 2026, to satisfy a claim of \$44,278.16, with interest, attorney fees, and costs, this the 2nd day of September, 2026; of record in MOB 1375 Page 130 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 21st DAY OF SEPTEMBER, 2026 AT 10:55 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 09/21/2026 AT 10:55 A.M.