

STATE OF LOUISIANA
PARISH OF WASHINGTON
MORTGAGE CERTIFICATE GOOD FOR ONLY 90 DAYS

MORTGAGE CERTIFICATE

I, Michelle Johnson, 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)

THOMAS JAMES MAPLES

DESCRIPTION OF PROPERTY

A certain piece or portion of ground in the Parish of Washington, State of Louisiana, designated as a 1.0000 Acre Tract, located in Section 13, T1S-R9E and more fully described as follows:

Commence at the 1/4 corner common to Section 13 & 24, T1S-R9E, and measure S89 deg. 05 min. 00 sec. W a distance of 55.40 feet to a point within the right of way of Esco Riley Road; thence along said road, N17 deg. 05 min. 00 sec. W, a distance of 297.66 feet to a "mag" nail, the Point of Beginning;

Measure thence from the Point of Beginning, S 74 deg. 25 min. 00 sec. W a distance of 208.71 feet to a 1/2 inch iron rod; thence N 15 deg. 35 min. 00 sec. W a distance of 208.71 feet to a 1/2 inch iron rod; thence N 74 deg. 25 min. 00 sec. E a distance of 208.71 feet to a 1/2 inch iron rod within the right of way of Esco Riley Road; thence along said road, S 15 deg. 35 min. 00 sec. E, a distance of 208.71 feet to a "mag" nail, the point of Beginning.

Said portion of ground contains 1.0000 acres as more fully shown on a plan of Survey of a 1.0000 Acre Tract, located in Section 13, T1S-R9E, Washington Parish, by M and N Land Surveying, LLC, dated March 8, 2007.

Bearing municipal address of 29760 Esco Riley Road, Mount Hermon, LA 70450

OTHER THAN:

QUITCLAIM DEED, VENDOR'S LIEN AND SPECIAL MORTGAGE: Executed by Thomas James Maples before David Williams, Notary Public, on March 8, 2012 in favor of Green Tree Servicing LLC; the said Vendee has furnished a promissory note, (the "Note") dated 03/08/2012 in the sum of \$347,626.80 payable to the order of Green Tree Servicing LLC Vendor, in 360 monthly installments of \$965.63 each, the first installment being due and payable on the 5th day of the month... the maturity date of this instrument shall be deemed to be 360 months from the date of this instrument; of record in MOB 945 Page 501 of the official records of Washington Parish, Louisiana.

LOUISIANA ASSIGNMENT OF MORTGAGE INTEREST: Dated April 5th, 2012, from Green Tree Servicing, LLC ("Assignor") to Walter Investment Properties LLC ("Assignee"); For Value Received, Assignor does hereby sell, assign, transfer and set over unto Assignee, its successors and assigns, that certain mortgage, described hereinafter, together with the debts thereby secured, the notes therein described, and all interest of the undersigned in and to the lands and property conveyed by said mortgage without recourse; said mortgage appears of record at Mtg Book 945, Page 501, in the Public Records of Washington Parish, Louisiana; Description of Mortgage: a) Name(s) of Mortgagor(s): Thomas James Maples; b) Amount of Mortgage:

\$347,626.80; c) Name of Original Mortgage: Green Tree Servicing, LLC; d) Date of Execution of Mortgage: March 8th, 2012; of record in MOB 952 Page 509 of the official records of Washington Parish, Louisiana.

JUDGMENT: In the matter styled Bogalusa Credit, Inc. Versus No. 104617-D Thomas Maples, 22nd Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged and decreed that the Plaintiff, Bogalusa Credit, Inc., does have and recover judgment against the Defendant, Thomas Maples (SS#***-**-
██████), for the full sum of \$1,173.00, together with interest at the rate of 33.00% per annum from May 5, 2012, through January 5, 2014, and at a rate of 18% thereafter until paid, together with 25% of both principal and interest as attorney's fees, and for all costs of collection through dismissal after payment in full...; Judgment read, rendered and signed in Open Court at Franklinton, Louisiana, this 6 day of Dec, 2013; signed by Honorable Allison H. Penzato, Judge; of record MOB 996 Page 206 of the official records of Washington Parish, Louisiana.

ASSIGNMENT OF DEED OF TRUST: For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor"), does hereby grant, sell, assign, transfer and convey, unto Ditech Financial, LLC its successor and assigns, all its right, title and interest in and to a certain Deed of Trust, described below, and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust; Grantor/Trustor: Thomas James Maples, unmarr; Deed of Trust Date: 03/08/2012; Amount: \$347,626.80; Recorded Date: 04/09/2012; Book/Page/Document Number: MOB BK 945, PG 501, File # 20-12001636; County: Washington Parish; State: LA; Dated March 21, 2018; of record in MOB 1121 Page 348 of the official records of Washington Parish, Louisiana.

NOTICE OF SEIZURE: In the matter styled Ditech Financial LLC Versus No 112495 Thomas James Maples, 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 Thomas James Maples under a writ of seizure issued on August 27, 2018, by the Twenty Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$124,813.41 with interest, attorney fees, and costs, this the 6th day of September, 2018; signed by: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1131 page 491 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 27th DAY OF SEPTEMBER, 2018 AT 2:20 P.M.



MICHELLE JOHNSON, 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 09/27/2018 AT 2:20 P.M.