

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)

EDWIN JOHNSON VINING, III  
MEGAN BRANCH VINING

DESCRIPTION OF PROPERTY

SECOND THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

0.878 acres of land located in Section 28, Township 2 South, Range 11 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commencing at an old pine corner found that marks the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 2 South, Range 11 East, thence South 75.72 feet, thence West, 853.42 feet; thence South 0 degrees 02 minutes 31 seconds East, 1132.62 feet; thence North 89 degrees 26 minutes 00 seconds West, 163.69 feet to a 1/2 inch re-bar set and the POINT OF BEGINNING; thence North 89 degrees 26 minutes 00 seconds West, 213.68 feet to a 1/2 inch re-bar set; thence North 0 degrees 02 minutes 31 seconds West, 164.35 feet to a 1/2 inch re-bar set; thence North 82 degrees 41 minutes 58 seconds East, 215.14 feet to a 1/2 inch re-bar set; thence South 0 degrees 02 minutes 31 seconds East, 193.85 feet back to the POINT OF BEGINNING, per survey by Teddy L. Thomas, Registered Professional Land Surveyor dated September 8, 1994, being designated as Lot 18 of Whippoorwill Subdivision.

Together with a servitude for ingress and egress being a covenant running with the land as set out and more particularly described in that certain deed dated June 7, 2000 of record in COB 508, Page 375 and subject to those restrictions and covenants of Whippoorwill Subdivision set forth in that certain deed of record in COB 484, Page 222, Washington Parish, Louisiana.

OTHER THAN:

**MULTIPLE INDEBTEDNESS MORTGAGE:** Executed by Edwin Johnson Vining III and Megan Branch Vining before G. Wayne Kuhn, Notary Public, dated September 12, 2013; the loan evidenced by a Note dated September 12, 2013, in the principal amount of \$334,000.00, from me to Mortgagee...; further notwithstanding any other provision of this Mortgage, the Maximum amount of Indebtedness secured hereby shall be limited to \$500,000.00; of record in MOB 990 Page 243 of the official records of Washington Parish, Louisiana.

**JUDGMENT:** In the matter styled Midland Funding LLC Versus Megan Vining, Number: 110,217I, 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged, and decreed that judgment be rendered in favor of the plaintiff Midland Funding LLC and against Megan Vining (REDACTED) in the full sum of \$2,231.27 and for all costs of these proceedings, subject to a credit of \$.00. Judgment

rendered, read, and signed in Franklinton, LA, this 17 day of February , 2017; of record in MOB 1086 Page 401 of the official records of Washington Parish, Louisiana.

**JUDGMENT:** In the matter styled Midland Funding LLC Versus Megan Vining, Number: 110458-D, 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that judgment be rendered in favor of the plaintiff Midland Funding LLC and against Megan Vining [REDACTED] in the full sum of \$1,271.06, and for all costs of these proceedings, subject to a credit of \$.00. Judgment rendered, read, and signed in Franklinton, LA, this 10 day of April, 2017; signed by Honorable Richard A. Swartz, Judge, 22<sup>nd</sup> Judicial District Court; of record in MOB 1090 Page 458 of the official records of Washington Parish, Louisiana.

**DEFAULT JUDGMENT:** In the matter styled Magee Financial, LLC of Franklinton, 1001 Washington St. Franklinton Versus Edwin Vining III, 19100 Petit Rd., Franklinton, LA, [REDACTED]; No. CL-17-0391, State of Louisiana, Justice of the Peace Court, Ward Three, District 59, Parish of Washington; It is therefore ordered, adjudged and decreed that there be judgment in favor of the plaintiff, Magee Financial, LLC of Franklinton, and against the defendant, Edwin Vining III, in the sum of \$3072.89, with 24.00% per Annum interest thereon from the 12<sup>th</sup> day of July, 2017. Filed this 12<sup>th</sup> day of July, 2017; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1099 Page 41 of the official records of Washington Parish, Louisiana.

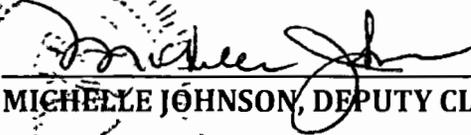
**JUDGMENT:** In the matter styled Zellco Federal Credit Union Versus No. 111925-B Michael D. Branch and Megan J. Branch, 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana; It is therefore ordered, adjudged and decreed that the Plaintiff, Zellco Federal Credit Union, does have and recover judgment against the Defendants, Michael D. Branch [REDACTED] and Megan J. Branch [REDACTED], for the full sum of \$2,136.34, together with interest at the rate of 5.990% per annum from November 1, 2017, through September 1, 2019, and at the 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 11 day of June, 2018; signed by Alan A. Zaunbrecher, Judge; of record in MOB 1124 Page 140 of the official records of Washington Parish, Louisiana.

**DEFAULT JUDGMENT:** In the matter styled Magee Financial, LLC of Franklinton, 1001 Washington St. Franklinton Versus Meagan Vining, 19100 Petite Rd., Franklinton, LA [REDACTED], No. CL-18-0365, State of Louisiana, Justice of the Peace Court, Ward Three, District 59, Parish of Washington; It is therefore ordered, adjudged and decreed that there be judgment in favor of the plaintiff, Magee Financial, LLC of Franklinton, and against the defendant, Meagan Vining, in the sum of \$1994.65, with 18.00% per Annum interest therein from the 18<sup>th</sup> day of July, 2018, until paid, plus court costs. Thus, done, read and signed, in open court on this 18<sup>th</sup> day of July, 2018. Filed this 18<sup>th</sup> day of July, 2018; signed by: Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1127 Page 243 of the official records of Washington Parish, Louisiana.

**JUDGMENT:** In the matter styled 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana, No. 112525, Division "A", Hospital Service District No. 1 of the Parish of Washington, a Political Subdivision of the State of Louisiana, d/b/a Riverside Medical Center Versus Edwin Vining husband of/and Megan A. Vining a/k/a Megan Branch; It is ordered, adjudged and decreed that Hospital Service District No. 1 of the Parish of Washington, a Political Subdivision of the State of Louisiana, d/b/a Riverside Medical Center, Plaintiff in this matter, have judgment against the Defendant, Edwin Vining [REDACTED] husband of/and Megan A. Vining a/k/a Megan Branch, [REDACTED], in the full and true sum of, \$938.86, together with legal interest from the date of demand, August 27, 2018, reasonable attorney's fees of 25% of the principal and interest, all costs of these proceedings and for all other just and equitable relief. Franklinton, Louisiana, this 12 day of Nov., 2018; signed by Honorable Alan A. Zaunbrecher; Judge; of record in MOB 1138 Page 1 of the official records of Washington Parish, Louisiana.

NOTICE OF SEIZURE: In the matter styled Citizens Savings Bank Versus No 114630 Edwin Johnson Vining, III and Megan Branch Vining, 22<sup>nd</sup> 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 Edwin Johnson Vining, III and Megan Branch Vining under a writ of seizure issued on March 27, 2020, by the Twenty Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$331,487.52, with interest, attorney fees, and costs, this the 6<sup>th</sup> day of May, 2020; signed by: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1182 page 130 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 17<sup>th</sup> DAY OF SEPTEMBER, 2020 AT 9:14 A.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 09/17/2020 AT 9:14 A.M.