

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

MORTGAGE CERTIFICATE

I, Tricia Annwood Stewart, 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)

**JOHN P. DOANE, JR.
JOHN DOANE JR.
JOHN P. DOANE
JOHN DOANE**

DESCRIPTION OF PROPERTY

ITEM 1:

One certain tract or parcel of ground, together with all the buildings and improvements thereon, situated in Section 2, T-4-S, R-13-E, Parish of Washington, State of Louisiana, and being shown on that one certain map made by Roy C. Edwards, Jr., dated 01/13/1994, entitled "Plat of Survey Showing Property Located in Section 2, T4S, R13E, Parish of Washington, State of Louisiana". Said map recorded in the official records of Washington Parish, State of Louisiana with that certain Special Warranty Deed recorded at COB 568 Page 340. Said Tract containing 1.02 acre and being subject to such servitudes and having such measurements and dimensions as shown on said map.

LESS AND EXCEPT:

A certain parcel of ground situated in Section 2, T-4-S, R-13-E, Greensburg Land District, Parish of Washington, State of Louisiana, and being more fully described as follows: From the NE corner of Section 39, T-4-S, R-13-E, run North 08 degrees 30 minutes West a distance of 193.05 feet; thence North a distance of 450.12 feet; thence North 57 degrees 45 minutes West a distance of 45.21 feet to a 1/2" iron rod found; thence North 25 degrees 08 minutes 13 seconds East a distance of 259.66 feet to a 1/2" iron rod set and the POINT OF BEGINNING; From the POINT OF BEGINNING, run North 57 degrees 37 minutes 32 seconds West a distance of 100.16 feet to a 1/2" iron rod set; thence North 25 degrees 07 minutes 02 seconds East a distance of 158.88 feet to a 1/2" iron rod set on the South line of Duffy Road; thence along said road South 89 degrees 11 minutes 44 seconds East a distance of 109.11 feet to a 2" iron pipe found; thence leaving said road South 25 degrees 08 minutes 13 seconds West a distance of 216.46 feet to the POINT OF BEGINNING. Said parcel contains 0.428 acres, all as per survey by James J. Jones, numbered 19-154-TT1 and dated 6/3/2019.

ITEM 2:

Right, title and interest in and to that certain predial servitude for access and utilities across the Existing Driveway and Access Servitude as shown on the Survey by James J. Jones, numbered 19-154-TT1 and dated 6/3/2019, and the centerline of said survey being more fully described in that certain Cash Sale recorded at COB 862 Page 442 of the official records of Washington Parish, Louisiana.

Which has the address of 780 Duffy Road, Bogalusa, LA 70427

OTHER THAN:

1.

MORTGAGE: Executed by John P Doane JR, before Jason S. Mickenheim, Notary Public, dated November 12, 2021 in favor of Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for Crescent City Home Mortgage, LLC; "Note" means the promissory note signed by Borrower and dated November 12, 2021. The Note states that Borrower owes Lender \$95,959.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 01, 2051; of record in MOB 1232 Page 544 of the official records of Washington Parish, Louisiana.


2.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: Dated 12/16/2022; That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Crescent City Home Mortgage, LLC, Its successors an assigns does hereby assign, transfer, and deliver, to: Newrez LLC D/B/A Shellpoint Mortgage Servicing, its successors and assigns, (assignee) one certain mortgage made and subscribed by John P Doane Jr which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 11/12/2021 recorded under Book 1232 and Page 544; of record in MOB 1265 Page 575 of the official records of Washington Parish, Louisiana.

3.

NOTICE OF SEIZURE: In the matter styled Newrez LLC D/B/A Shellpoint Mortgage Servicing Versus No. 119082 John P. Doane, Jr. (A/K/A John Doane, JR., John P. Doane, John Doane), 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 John P. Doane, Jr. (A/K/A John Doane, Jr., John P. Doane, John Doane) under a Writ of SEIZURE issued on February 8, 2024 by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$93,134.36, with interest, attorney fees, and costs, this the 27th day of February, 2024; signed by Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1296 Page 554 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 18th DAY OF MARCH, 2024 AT 2:52 P.M.



TRICIA ANNWOOD STEWART, 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 03/18/2024 AT 2:52 P.M.