

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)

SUZANNE LAMPARSKI PENTON

DESCRIPTION OF PROPERTY

ALL THAT PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, being designated as 3.00 acres of land located in the Southwest Quarter of the Northwest Quarter of Section 36, Township 3 South, Range 10 East, St. Helena Meridian, Washington Parish, Louisiana, and more particularly described as follows, to-wit:

Commence at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 36, Township 3 South, Range 10 East for the POINT OF BEGINNING; thence run South 595.3 feet; thence South 88 degrees 42 minutes East 219.40 feet; thence North 595.3 feet; thence North 88 degrees 42 minutes West 219.4 feet to the POINT OF BEGINNING.

As per survey of Richard R. Porter, Civil Engineer & Land Surveyor, dated December 28, 1981.

OTHER THAN:

**MORTGAGE:** Executed by Suzanne L. Penton, 15212 Hwy. 25, Franklinton, La. 70438; before Dennis Crowe, Notary Public, on 10-21-98; in favor of Magee Financial Corp., 1011 Washington St., Franklinton, La. 70438; Amt of Note: \$11,853.00; Schedule of Payments: Payable in 60 monthly installments of \$197.55 each, the first payable on the \_\_ day of \_\_, 19\_\_ and remaining installments due on same day of each succeeding month, or as indicated in space below: Contractual Maturity Date: 10-21-03; of record in MOB 529 Page 302 of the official records of Washington Parish, Louisiana.

**MORTGAGE:** Executed by Suzanne L. Penton, 15212 Hwy. 25, Franklinton, LA 70438; before Kenn Allen, Notary Public, on 4/23/99; in favor of Magee Financial Corp., 1001 Washington St., Franklinton, LA 70438; Amt of Note: \$4,253.52; Schedule of Payments: Payable in 24 monthly installments of \$177.23 each, the first payable on the 25<sup>th</sup> day of June, 1999 and remaining installments due on same day of each succeeding month, or as indicated in space below: Contractual Maturity Date: 05-25-2001; of record in MOB 538 Page 558 of the official records of Washington Parish, Louisiana.

**JUDGMENT:** In the matter styled 22<sup>nd</sup> Judicial District Court for the Parish of Washington, State of Louisiana, No. 78-877, Division " ", Omni Bank Versus Suzanne Lamparski; It is ordered, adjudged and decreed that the default herein entered on June 25, 1999, be now confirmed and made final and, accordingly, let there be judgment herein in favor of plaintiff, OMNI Bank, and against the defendant(s), Suzanne Lamparski, individually, jointly and insolido, in the amount of \$10,079.78

**(Subject to a credit of \$0.00) plus late charges of \$103.28 and accrued interest through May 13, 1999 of \$613.62 together with additional interest thereon at the rate of 9% per annum until paid and 25% of the original principal sued upon of \$10,079.78 with interest as attorney's fees and all costs of these proceedings. Judgment read, rendered and signed in open Court on this 12 day of July, 1999; signed by Honorable Larry J. Green, Judge; of record in MOB 542 Page 534 of the official records of Washington Parish, Louisiana.**

**MORTGAGE: Executed by Penton, Suzanne L., General Delivery, Franklinton, La. 70438; before Dennis Crowe, Notary Public, on 7-26-00; in favor of Magee Financial LLC, 1001 Washington St., Franklinton, La. 70438; Amt of Note: \$4,903.68; Schedule of Payments: Payable in 24 monthly installments of \$204.32 each, the first payable on the 10<sup>th</sup> day of Sept., 2000 and remaining installments due on same day of each succeeding month, or as indicated in space below: Contractual Maturity Date: 08-10-02; of record in MOB 562 Page 320 of the official records of Washington Parish, Louisiana.**

**JUDGMENT: In the matter styled Ford Motor Credit Company Versus Suzanne P. Lamparski a/k/a Suzanne Lamparski, Number 81669 "G", 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that the preliminary default entered herein be and it is hereby made final and that there be judgment herein in favor of petitioner, Ford Motor Credit Company, and against the defendant, Suzanne P. Lamparski a/k/a Suzanne Lamparski, [REDACTED], in the full sum of \$9,400.20, together with interest thereon at the rate of 18.000% per annum from date of judicial demand, January 12, 2001, until paid; plus attorney's fee of 25% on the principal and interest due and payable, and for all costs of these proceedings. Judgment read, rendered and signed at Franklinton, Louisiana, on this 7 day of May, 2001; signed by Honorable Peter J. Garcia, Judge, 22<sup>nd</sup> Judicial District Court; of record in MOB 578 Page 30 of the official records of Washington Parish, Louisiana.**

**MORTGAGE: Executed by Penton, Suzanne L., General Delivery, Franklinton, La. 70438; before Dennis Crowe, Notary Public, on 5-21-01; in favor of Magee Financial LLC, 1001 Washington St., Franklinton, La. 70438; Amt of Note: \$7,335.00; Schedule of Payments: Payable in 36 monthly installments of \$203.75 each, the first payable on the 30<sup>th</sup> day of June, 2001 and remaining installments due on same day of each succeeding month, or as indicated in space below: Contractual Maturity Date: 05-30-04; of record in MOB 579 Page 551 of the official records of Washington Parish, Louisiana.**

**MORTGAGE: Executed by Penton, Suzanne L., General Delivery, Franklinton, La. 70438; before Dennis Crowe, Notary Public, on 9-21-01; in favor of Magee Financial LLC, 1001 Washington St., Franklinton, La. 70438; Amt of Note: \$13219.80; Schedule of Payments: Payable in 60 monthly installments of \$220.33 each, the first payable on the 5<sup>th</sup> day of November, 2001 and remaining installments due on same day of each succeeding month, or as indicated in space below: Contractual Maturity Date: 10/05/06; of record in MOB 588 Page 622 of the official records of Washington Parish, Louisiana.**

**NOTARIAL ACT OF CORRECTION OF A MORTGAGE: Dated July 27, 2004; Personally came and appeared Dennis E. Crowe, who declared that he did notarize one Mortgage dated September 21, 2001, granted by Suzanne Penton in favor of Magee Financial, L.L.C., before Terry Moak and Melissa Barber, competent witnesses, and which Mortgage is of record at MOB 588 Page 622 of the official records of Washington Parish, Louisiana. The property conveyed therein contains a clerical error and this Act of Correction is executed for the purpose of correcting the description shown to read as follows: to-wit:...; Appearer herein does hereby request that the Clerk of Court in and for Washington Parish, make mention of this act of correction on the indices to the mortgage records of Washington Parish and specifically on that Mortgage of record at MOB 588 Page 622 of the official records of Washington Parish, as provided y LSA-R.S. 35:2.1. Thus done and signed, at Franklinton, Washington Parish, Louisiana, on the day, month and year first**

hereinabove set forth, before me, Notary and the undersigned competent witnesses after due reading of the whole; signed before Clayton S. Knight; Notary Public; of record in MOB 678 Page 124 of the official records of Washington Parish, Louisiana.

**DEFAULT JUDGMENT:** In the matter styled Parish Credit Inc., 951 Washington Street, Franklinton, LA 70438 Versus Suzanne Penton, 2570 CC Road, Franklinton, LA 70438, No. 07-100-04, State of Louisiana, Justice of the Peace Court, Ward Five, District One, Washington Parish; It is therefore ordered, adjudged and decreed that there be judgement in favor of the plaintiff, Parish Credit, and against the defendant, Suzanne Penton, in the sum of \$2320.69, with 18 percent per annum thereon from the 27 day of July, 2004, until paid, plus court costs. Thus, done, read and signed, in open Court on this 27 day of July, 2004; signed by Judge Christopher H. "Chris" Lewis, Justice of the Peace; of record in MOB 679 Page 224 of the official records of Washington Parish, Louisiana.

**NOTICE OF SEIZURE:** In the matter styled Magee Financial, L.L.C. Versus No. 91141-J Suzanne Penton, 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 property of Suzanne Penton under a Writ of Seizure issued on September 22, 2004, by the Twenty-second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$6,871.69, with interest, attorney fees, and costs, this the 23<sup>rd</sup> day of September 2004; signed by Aubrey Jones, Sheriff By: Kimberly Kirby, Deputy Sheriff; of record in MOB 682 Page 474 of the official records of Washington Parish, Louisiana.

**COLLATERAL MORTGAGE:** Executed by Suzanne L. Penton before Dennis Crowe, Notary Public, on 01/23/2006 in favor of Magee Financial L.L.C.; the loan evidenced by a Note dated 01/23/2006, in the principal amount of \$13,658.69, from me to Mortgagee; ...I executed a certain Collateral Mortgage Note dated 01/23/2006 in the amount of U.S. \$21,000.00, payable to the order of BEARER, on demand, at the offices of Mortgagee, which Note stipulates to bear interest at the rate of 14.5%, percent per annum from date until paid and is paraphed "Ne Varietur" for identification with this Mortgage by the Notary Public...; of record in MOB 725 Page 287 of the official records of Washington Parish, Louisiana.

**JUDGMENT REVIVING ORIGINAL JUDGMENT:** In the matter styled 22<sup>nd</sup> Judicial District Court for the Parish of Washington, State of Louisiana, No. 78-877, Division " ", Omni Bank Versus Suzanne Lamparski; It is ordered, adjudged and decreed that the judgment rendered on July 12, 1999, in favor of OMNI Bank against Suzanne Lamparski in the amount of \$10,079.78 plus late charges of \$103.28 and accrued interest through May 13, 1999 of \$613.62 together with additional interest at the rate of 9% per annum until paid and attorney's fees of 25% of the unpaid principal with interest due be, and for all costs of these proceedings", all subject to a credit of \$0.00, be revived thereby reinstating and giving said judgment full force and effect for 10 years from the date of this judgment order and that plaintiff is entitled to reimbursement from the defendant, Suzanne Lamparski, for all costs of these proceedings. Judgment read, rendered and signed in open Court on this 11 day of August, 2008; signed by Honorable Reginald T. Badeaux, Judge; of record in MOB 834 Page 531 of the official records of Washington Parish, Louisiana.

**JUDGMENT OF REVIVAL:** In the matter styled Ford Motor Credit Company Versus Suzanne P. Lamparski a/k/a Suzanne Lamparski, Number 81669 "G", 22<sup>nd</sup> Judicial District Court, Parish of Washington, State of Louisiana; It is ordered, adjudged and decreed that there be judgment in favor of plaintiff, Ford Motor Credit Company, and against defendant, Suzanne P. Lamparski a/k/a Suzanne Lamparski, [REDACTED], [REDACTED], reviving that certain judgment heretofore signed on May 7, 2001, by this Court, in the following words and figures: In the full sum of \$9,400.20 together with interest thereon at the rate of 18.000% per annum from January 12, 2001, until paid; plus attorney's fees of 25% on the principal and interest due and

payable for all costs of these proceedings, recorded May 8, 2001, in the Mortgage Records, Book 578 Folio 30, Instrument No. 225870. It is further ordered, adjudged and decreed that the said Judgment shall have full force and effect TEN (10) YEARS from this date, and that the defendant shall pay all costs of these proceedings. Judgment read, rendered and signed in Open Court, on this 1<sup>st</sup> day of April, 2011, at Franklinton, Louisiana; signed by Honorable William J. Knight, Judge, 22<sup>nd</sup> Judicial District Court; of record in MOB 916 Page 517 of the official records of Washington Parish, Louisiana.

**NOTARIAL ACT OF CORRECTION:** Personally came and appeared: Dennis E. Crowe... who declared that by a Collateral Mortgage passed before him, Dennis E. Crowe, Notary Public, on the 23<sup>rd</sup> day of January, 2006, of record in the official records of the Parish of Washington, as MOB 725, folio 287, Suzanne L. Penton granted a mortgage in favor of Magee Financial, L.L.C., the property more fully described as follows: to-wit:... That an error was committed in preparing the aforesaid description of said property and the said Notary declared in truth and in fact, the description should have read as follows, to-wit: ... that in view of the foregoing the said Dennis E. Crowe, Notary Public, pursuant to La. R.S Stat. Ann §35.2.1, has agreed to reform and correct the aforementioned Collateral Mortgage as set forth herein, and does hereby authorize and request the Clerk of Court and Ex-Officio Register of Conveyances to make mention of the within Act of Correction in the margin of his record at COB 725, folio 287, to serve as the occasion may require; signed on the \_\_\_ day of October, 2013 before S. Scott Moody, Notary Public; of record in MOB 993 Page 155 of the official records of Washington Parish, Louisiana.

**NOTICE OF SEIZURE:** In the matter styled Magee Financial, L.L.C Versus No. 107434 Suzanne Lamparski Penton, 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 Suzanne Lamparski Penton under a writ of seizure issued on October 8, 2014 by the Twenty Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$10,029.13 with interest, attorney fees, and costs, this the 10<sup>th</sup> day of November, 2014; signed by: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1022 page 392 of the official records of Washington Parish, Louisiana.

**DEFAULT JUDGMENT:** In the matter styled Magee Financial, LLC, 1001 Washington St., Franklinton, LA Versus Suzanne Penton, 2570 CC Rd., Franklinton, LA, [REDACTED] No. CL-14-0533, 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, and against the defendant, Suzanne Penton, in the sum of \$5000.00, with 35.92% percent per annum interest thereon from the 14<sup>th</sup> day of January, 2015, until paid, plus court costs. Thus, done, read and signed, in open court on this 14<sup>th</sup> day of January, 2015. Filed this 14<sup>th</sup> day of January, 2015; signed by Judge Billy W. Passman, Justice of the Peace, Ward 3, District 59, Parish of Washington; of record in MOB 1027 Page 247 of the official records of Washington Parish, Louisiana.

**NOTICE OF REINSCRIPTION OF MORTGAGE:** To: Clerk of Court for the Parish of Washington; Magee Financial, L.L.C. hereby declares that the act of mortgage by Suzanne L. Penton in favor of Magee Financial, L.L.C. recorded in the Parish of Washington on January 23, 2016 at MOB 725, folio 287 is hereby reinscribed. Magee Financial L.L.C. requests that the Clerk of Court and ex officio Recorder of Mortgages for the Parish of Washington make appropriate notation of this notice of reinscription in the margin of the records of his/her office at the book and page where the mortgage is recorded, as stated hereinabove, to serve as the occasion may

require; Date: December 22, 2015; signed by Magee Financial L.L.C By: Joe Magee, Authorized Agent of Mortgagee; of record in MOB 1053 Page 74 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 9:18 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 9:18 A.M.