

SHERIFF'S SALE

REGIONS BANK DBA REGIONS
MORTGAGE

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 118759

PARISH OF WASHINGTON

KEION PAYNE (A/K/A KEION T.
PAYNE, KEION TORREI PAYNE)
AND JAMECIA PAYNE (A/K/A
JAMECIA TURNER PAYNE,
JAMECIA TURNER)

STATE OF LOUISIANA

By virtue of a WRIT OF SEIZURE issued from the Honorable Twenty Second Judicial District Court in and for the Parish of Washington, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will proceed to sell at public auction, for cash, to the last and highest bidder and according to law, sale to take place via an online auction hosted at www.bid4assets.com/wpsosheriffsales, between the legal hours of sale on **Wednesday, March 18, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

A certain piece or portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances thereunto belonging or in anywise appertaining;

2.00 acres of land in the Southwest quarter of Section 4, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly, described as follows, to wit:

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 4, Township 3 South, Range 13 East, and run North 53 degrees 59 minutes East, 386.8 feet; thence North 41 degrees 45 minutes East, 10.0 feet to the North margin of Louisiana State Highway No. 10; thence North 48 degrees 15 minutes West, along the north margin of Louisiana State Highway No. 10, 330.0 feet to the POINT OF BEGINNING; thence continue North 48 degrees 15 minutes West; along the North margin of Louisiana State Highway No. 10, 280.0 feet; thence North 41 degrees 45 minutes East, 311.1 feet; thence South 48 degrees 15 minutes East, 280.0 feet; thence South 41 degrees 45 minutes West, 311.1 feet to the POINT OF BEGINNING.

AND

Lot Twenty-two (22) and Twenty-three (23) of Greenwood Subdivision to the City of Bogalusa, Washington Parish, Louisiana, as per map or plat of said Addition on file in the office of the Clerk of Court in Franklinton. Said plat being dated August 4, 1960 and revised April 1, 1963 and prepared by R. R. Porter, Civil Engineer and Land Surveyor.

Which has the address of 59187 Highway 10, Bogalusa, LA 70427

Writ Amount: \$164,104.83

TERMS:

Said sale is WITH benefit of appraisalment to the last and highest bidder, *subject to any security interest, mortgage lien, or privilege thereon superior to that of the seizing creditor.*

Cash upon adjudication, said payment shall be made in full by the purchaser no later than 4:00 PM CT on the first business day immediately following the sale.

Attorney for Plaintiff:

AMY ORTIS
3510 N. Causeway Blvd., Suite 600
Metairie, LA 70002

JASON SMITH, SHERIFF

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