

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

MORTGAGE CERTIFICATE

I, Traci Thomas, 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)

- 1. KEION PAYNE**
- 2. KEION T. PAYNE**
- 3. KEION TORREI PAYNE**
- 4. JAMECIA PAYNE**
- 5. JAMECIA TURNER PAYNE**
- 6. JAMECIA TURNER**

DESCRIPTION OF PROPERTY

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

OTHER THAN:

1.

MORTGAGE: Executed by Keion Payne and Jamecia Payne, before Patricia Stricklin, Notary Public, dated June 22, 2021 in favor of Regions Bank d/b/a Regions Mortgage; "Note" means the promissory note signed by Borrower and dated June 22, 2021; the

Note states that Borrower owes Lender \$176,767.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than July 1, 2051; of record in MOB 1218 Page 590 of the official records of Washington Parish, Louisiana.

2.

PARTIAL CLAIM MORTGAGE: Executed by Keion Payne and Jamecia Payne, before Sabrina Washburn, Notary Public, dated October 5, 2022 in favor of United States of America, acting through Rural Housing Service; Borrower owes Lender the principal sum of \$23,219.86; This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on October 1, 2062; of record in MOB 1274 Page 215 of the official records of Washington Parish, Louisiana.

3.

NOTICE OF SEIZURE: In the matter styled Regions Bank D/B/A Regions Mortgage Versus NO. 118759 Keion Payne, (A/K/A Keion T. Payne, Keion Torrei Payne) and Jamecia Payne, (A/K/A Jamecia Turner Payne, Jamecia Turner), 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 Keion Payne, (A/K/A Keion T. Payne, Keion Torrei Payne) and Jamecia Payne, (A/K/A Jamecia Turner Payne, Jamecia Turner) under a Writ of SEIZURE issued on November 3, 2023, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$164,813.91, with interest, attorney fees, and costs, this the 1st day of December, 2023; signed by: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1291 Page 161 of the official records of Washington Parish, Louisiana.

4.

AMENDED NOTICE OF SEIZURE: In the matter styled Regions Bank DBA Regions Mortgage Versus NO. 118759 Keion Payne (A/K/A Keion T. Payne, Keion Torrei Payne) and Jamecia Payne (A/K/A Jamecia Turner Payne, Jamecia Turner), 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 Keion Payne (A/K/A Keion T. Payne, Keion Torrei Payne) and Jamecia Payne (A/K/A Jamecia Turner Payne, Jamecia Turner) under a Writ of SEIZURE issued on November 6, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$164,104.83, with interest, attorney fees, and costs, this the 1st day of December, 2025; signed by: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1349 Page 280 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 13TH DAY OF FEBRUARY, 2026 AT 12:42 P.M.



TRACI THOMAS, 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 02/13/2026 AT 12:42 P.M.