

**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)

1. TRISTA D. NELSON

DESCRIPTION OF PROPERTY

LOT 4: 0.344 acres of land in Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the quarter section corner between Section 22 and 47 and run North 00 degrees 15 minutes West, 7.9 feet; thence South 89 degrees 08 minutes West, 1836.3 feet; thence South 03 degrees 31 minutes East, 30.0 feet to an iron pipe; thence South 89 degrees 08 minutes West, 183.7 feet to an iron pipe and the POINT OF BEGINNING; thence continue South 89 degrees 08 minutes West, 100.0 feet to an iron pipe; thence South 00 degrees 52 minutes East, 150.0 feet to an iron pipe; thence North 89 degrees 08 minutes East, 100.0 feet to an iron pipe; thence North 00 degrees 52 minutes West, 150.0 feet to the POINT OF BEGINNING.

LOT 5: 0.344 acres of land in Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the quarter section corner between Section 22 and 47 and run North 00 degrees 15 minutes West, 7.9 feet; thence South 89 degrees 08 minutes West, 1836.3 feet; thence South 03 degrees 31 minutes East, 30.0 feet to an iron pipe; thence South 89 degrees 08 minutes West, 83.7 feet to an iron pipe and the POINT OF BEGINNING; thence continue South 89 degrees 08 minutes West, 100.0 feet to an iron pipe; thence South 00 degrees 52 minutes East, 150.0 feet to an iron pipe; thence North 89 degrees 08 minutes East, 100.0 feet to an iron pipe; thence North 00 degrees 52 minutes West, 150.0 feet to the POINT OF BEGINNING.

LOT 6: 0.300 acres of land in Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the quarter section corner between Section 22 and 47 and run North 00 degrees 15 minutes West, 7.9 feet; thence South 89 degrees 08 minutes West, 1836.3 feet; thence South 03 degrees 31 minutes East, 30.0 feet to an iron pipe and the POINT OF BEGINNING; thence continue South 89 degrees 08 minutes West, 83.7 feet to an iron pipe; thence South 00 degrees 52 minutes East, 150.0 feet to an iron pipe; thence North 89 degrees 08 minutes East, 90.6 feet to an iron pipe; thence North 03 degrees 31 minutes West, 150.1 feet to the POINT OF BEGINNING. Together with all the buildings and improvements thereon and all of rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or anywise appertaining.

OTHER THAN:

1.

CONSENT JUDGMENT: In the matter styled Southern University Board of Supervisors Through Southern University-Baton Rouge Versus Trista D. Nelson; Twenty-Second Judicial District Court, Parish of Washington, State of Louisiana, Number: 79296-B; It is ordered, adjudged and decreed, that a judgment be rendered in favor of the plaintiff and against defendant, Trista D. Nelson, in the full and true sum of \$2,019.12, plus accrued interest in the amount of \$0.00; plus additional interest on the outstanding principal balance of \$2,019.12 from August 27, 1999 until date of judicial demand at the rate of 0.00% per annum, plus judicial interest from date of judicial demand until paid, plus reasonable attorneys' fees in the amount of 33.33% of the aggregate principal and interest, and all costs of court. Judgment read, rendered and signed this 5 day of November, 1999. Signed by Honorable Peter J. Garcia, Judge; and Trista D. Nelson, Defendant 1615 Ott St. Bogalusa, LA 70427; of record in MOB 548 Page 501 of the official records of Washington Parish, Louisiana.

2.

JUDGMENT AGAINST GARNISHEE: In the matter styled Southern University Board of Supervisors Through Southern University- Baton Rouge Versus Trista D. Nelson [REDACTED] (Service Zone Inc- Garnishee); Twenty-Second Judicial District Court, Parish of Washington, State of Louisiana, Number: 79296-B; It is ordered, adjudged and decreed that garnishee, Service Zone Inc, deduct and pay to plaintiff herein, for any week while defendant, Trista D. Nelson, is in the employ of garnishee, the lesser of the following: (a) 25% of the disposable earnings (as defined by La. R.S.13:3881, as amended by Act 563 of 1978), or (b) the amount by which the disposable earnings of defendant exceed the sum of \$154.50 per week; and forthwith to pay the same to Constable/Sheriff; said deductions and payments to begin upon satisfaction of any prior garnishments or from date of service of garnishment upon garnishee, and to continue so long as said defendant is in the employ of said garnishee or until the full amount of the judgment rendered against defendant shall have been paid in full, including any commissions due by law. Should debtor leave the employ of garnishee and subsequently return to work for the garnishee within 180 days, then and in that event garnishee is to resume making deductions as hereinabove outlined, and that as provided by La. R.S. 13:3921, the garnishee is entitled to deduct a processing fee of \$3.00 from the non-exempt income of the defendant for each pay period during which the judgment is in effect. Judgment read, rendered and signed, this 15th day of January, 2003. Signed by Honorable Martin E. Coady, Judge; of record in MOB 627 Page 142 of the official records of Washington Parish, Louisiana.

3.

DEFAULT JUDGMENT: In the matter styled Regal Loans 950 Ellis St. Franklinton Versus Trista D. Nelson 1615 Ott Street Franklinton; NO: CL07-0173, State of Louisiana, Justice of the Peace, Ward Three, District 59, Parish of Washington; It is therefore ordered, adjudged, and decreed, that there Be judgment in favor of plaintiff: Regal Loans And against the defendant(s) Trista D. Nelson; In the sum of (\$967.52) with 36% Percent per annum interest thereon from the 24th Day of October, 2007. Until paid, plus Court Costs and any other cost that may occur, reverting to 18 percent after first year. Judgment read, rendered, and signed, in open Court on this 24th Day of October, 2007. Signed by Judge Billy W. Passman, Justice of the Peace; of the record in MOB 838 Page 519 of the official records of Washington Parish, Louisiana.

4.

MORTGAGE: Executed by Trista D Nelson, before Jason S. Mickenheim, Notary Public, dated May 20, 2016 in favor of Mortgage Electronic Registration Systems, Inc. "MERS" as nominee for Signature Home Lending Inc; "Note" means the promissory note signed by Borrower and dated May 20, 2016. The Note states that Borrower owes Lender

\$103,341.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2046; of record in MOB 1064 Page 495 of the official records of Washington Parish, Louisiana.

5.

LOAN MODIFICATION AGREEMENT: This Loan Modification Agreement ("Agreement"), between Trista D. Nelson, ("Borrower") and The Money Source Inc. ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), is effective November 22nd, 2021, and amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated May 20th, 2016 and recorded in Book/Liber 1064, Page 495, Instrument No. 2016-002223, of the Official Records of Washington Parish Louisiana, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint Michigan 48501-2026, and (2) the Note bearing the same date as, and secured by the Security Instrument, which was entered into as security for the performance of the Note and encumbers the real and personal property described and defined in the Security Instrument as the "Property," located at 59378 Adams Rd, Bogalusa, Louisiana 70427, ... 3. EXISTING PRINCIPAL BALANCE. I acknowledge that the current outstanding unpaid principal balance payable under the Loan Documents is \$94,901.95 (the "Existing Principal Balance"). 4. CAPITALIZATION AMOUNT. I acknowledge that interest has accrued but has not been paid and the Lender also has incurred, paid or otherwise advanced taxes, insurance premiums and other expenses necessary to protect or enforce its interest in the Loan Documents and that such interest, costs and expenses, in the total amount of \$8,920.37, have been added to the principal balance owed under the Note and secured by the Security Instrument. 5. UNPAID PRINCIPAL BALANCE. As of January 1st, 2022 the amount payable under the Loan Documents is U.S. 103,822.32 (the "Unpaid Principal Balance") consisting of the unpaid amount(s) loaned to Borrower by Lender plus the Capitalization Amount set forth in paragraph No. 4. 6. BORROWER'S PROMISE TO PAY. I promise to pay the Unpaid Principal Balance plus interest charged in accordance with paragraph No. 7 to the order of Lender in accordance with the payment schedule set forth in paragraph No. 8. 7. INTEREST. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.125% beginning on December 1st, 2021. The yearly rate of 3.125% will remain in effect until principal and interest are paid in full. 8. MONTHLY PAYMENTS AND DUE DATE. I promise to make monthly payments of principal and interest as set forth in the schedule below until the principal and interest and any other amounts secured by the Security Instrument are paid in full. My Payment schedule for the modified Loan is as follows: Interest Rate 3.125%; Interest Rate Change Date 12/01/2021, Monthly Principal and Interest Payment Amount \$394.31, Estimated Monthly Escrow Payment Amount* \$246.44, may adjust periodically, Total Monthly Payment* \$640.75, may adjust periodically, Payment Begins On 01/01/2022, Number of Monthly Payments 445 ... 9. MATURITY DATE. If on January 1st, 2059 (the "Maturity Date"), I still owe amounts under the Loan Documents, as amended by this Agreement, I will pay these amounts in full on the Maturity Date. ... Signed by Trista D. Nelson -Borrower Dated 12/1/21 before Gina T. Smith, Notary Public and The Money Source Inc. By: Greg Vigil, Its: Vice President and Mortgage Electronic Registration Systems Inc. as nominee for Lender, its successors and assigns By: Greg Virgil, Its: Assistant Secretary Dated December 13 2021 before Patricia Espindola-Oleseck, Notary Public; of record in MOB 1240 Page 394 of the official records of Washington Parish, Louisiana.

6.

ASSIGNMENT OF MORTGAGE: For Value Received, the undersigned, Mortgage Electronic Registration Systems, Inc. ("MERS") as mortgagee, as nominee for Signature Home Lending Inc, Its Successors and Assigns, located at P.O. Box 2026, Flint Michigan 48501-2026, Assignor, does hereby grant, assign, and transfer to Allied First Bank, SB DBA Servbank, located at 3138 E. Elwood St., Phoenix, AZ 85034, Assignee, its successors and assigns, all Assignor's interest under that certain Mortgage dated May 20, 2016, in the amount of \$103,341.00, executed by Trista D Nelson, A Single Woman, Mortgagor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee,

as Nominee for Signature Home Lending Inc, it successors and assigns, Original Mortgagee, and recorded on May 24, 2016 as Original /MOB 1064 Bundle/Page 495 as Entry No./Instrument No. 2016-002223; Modification Recorded on 02/09/2022 in Book 1240 Page 394 as Document/Instrument # 2022-000638. of the official records in the Recorder's Office of Washington Parish, State of Louisiana. ... The undersigned has caused this Instrument to be executed on June 06, 2023; signed by Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as Nominee for Signature Home Lending Inc, Its successors and assigns, Tiphany Jo Williams, Vice President, before Amy Colvin, Notary Public; of record in MOB 1278 Page 226 of the official records of Washington Parish, Louisiana.

7.

ASSIGNMENT OF MORTGAGE: For Value Received, the undersigned, Allied First Bank, SB DBA Servbank, located at 3138 E. Elwood St., Phoenix, AZ 85034, Assignor, does hereby grant, assign, and transfer to Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as nominee for Allied First Bank, SB DBA Servbank, its successors and assign, located at P.O. Box 2026, Flint, Michigan 48501-2026, Assignee, its successors and assigns, all Assignor's interest under that certain Mortgage dated May 20, 2016, in the amount of \$103,341.00, executed by Trista D Nelson, A Single Woman, Mortgagor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as Nominee for Signature Home Lending Inc, it successors and assigns, Original Mortgagee, and recorded on May 24, 2016 as Original /MOB 1064 Bundle/Page 495 as Entry No./Instrument No. 2016-002223; Modification Recorded on 02/09/2022 in Mortgage Book 1240, Page 394 as Document/Instrument # 2022-000638. Of the official records in the Recorder's Office of Washington Parish, State of Louisiana. ... The undersigned has caused this Instrument to be executed on July 17, 2023; signed by Allied First Bank, SB DBA Servbank, Tracy Albertson, Vice President, before Amy Colvin, Notary Public; of record in MOB 1281 Page 138 of the official records of Washington Parish, Louisiana.

8.

CORPORATE ASSIGNMENT OF MORTGAGE: Date of Assignment: August 25, 2025 Assignor: Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Allied First Bank, SB DBA Servbank, its successors and assigns Assignee: Lakeview Loan Servicing, LLC; Executed By: Trista D Nelson To: Mortgage Electronic Registration Systems, Inc as Mortgagee, as Nominee for Signature Home Lending, Inc, Its successors and assigns Date of Mortgage: 05/20/2016 Recorded: 05/24/2016 in MOB: 1064 Folio: 495 as Registry Number: 2016-002223 In the Parish of Washington, State of Louisiana. Assigned by Allied First Bank, SB DBA Servbank to Mortgage Electronic Registration Systems, Inc as Mortgagee, as Nominee for Allied First Bank, SB DBA Servbank, its Successors and assigns Dated: 07/17/2023 Recorded: 07/25/2023 in MOB 1281 Folio: 138 as Registry Number: 2023-003155 property Address: 59378 Adams Rd, Bogalusa ,LA 70427 ...that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee the said Mortgage having an original principal sum of \$103,341.00 with interest, secured thereby...; of record in MOB 1342 Page 458 of the official records of Washington Parish, Louisiana.

9.

NOTICE OF SEIZURE: In the matter styled Lakeview Loan Serving, LLC Versus NO. 121322 Trista D. Nelson 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 Trista D. Nelson under a Writ of SEIZURE issued on September 24, 2025, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled

matter to satisfy a claim of \$99,691.87, with interest, attorney fees, and costs, this the 20th day of October, 2025; signed By: Jason Smith, Sheriff By: Jessica Schilling, Deputy Sheriff; of record in MOB 1346 Page 415 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 4th DAY OF MARCH, 2026 AT 2:45 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 03/04/2026 AT 2:45 P.M.