

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. SARAH RENEA WASCOM [REDACTED]

2. SARAH WASCOM [REDACTED]

3. SARAH R. WASCOM [REDACTED]

DESCRIPTION OF PROPERTY

Lots Twenty-Three (23) and Twenty-Four (24) of Block 2 (2) of the J.R. King Addition to Bogalusa, Louisiana; as per map or plat of said Addition on file in the office of the Clerk of Court of Washington Parish, La; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining.

OTHER THAN:

1.

MORTGAGE: Executed by Sarah Renea Wascom before Sheila Hunt, Notary Public, on June 15, 2023 in favor of Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Merchants Bank of Indiana; "Note" means the promissory note signed by Borrower and dated June 15, 2023. The Note states that Borrower owes Lender \$150,689.00 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, 2053; of record in MOB 1279 Page 16 of the official records of Washington Parish, Louisiana.

2.

JUDGMENT: In the matter styled Gulfco of Louisiana, LLC, D/B/A Tower Loan of Bogalusa Versus Sarah R. Wascom, A/K/A Sarah Renea Wascom, A/K/A Sarah Wascom, Number 66-0070, Bogalusa City Court, Washington Parish, Louisiana; It is ordered, adjudged and decreed that there be judgment herein in favor of petitioner, Gulfco of Louisiana, LLC, D/B/A Tower Loan of Bogalusa, and against said defendant, Sarah R. Wascom, A/K/A Sarah Renea Wascom, A/K/A Sarah Wascom, [REDACTED], in the amount of \$2,458.57, together with interest thereon at the rate of 23.99% per annum for one year beginning February 5, 2024, and thereafter at the rate of 18% per annum, until paid in full, for \$5.00 in late charges, all costs of collection, including court costs, and that petitioner's security interest be recognized and maintained. It is further ordered, adjudged and decreed that there be judgment

herein in favor of plaintiff, and against said defendant, Sarah R. Wascom, A/K/A Sarah Renea Wascom, A/K/A Sarah Wascom, [REDACTED] in the amount of 25% of the unpaid debt after default as reasonable attorney's fees; Judgment rendered and signed in Bogalusa, Washington Parish, Louisiana, on this the 10th day of June, 2024; signed by Honorable David Merlin Duke, Judge; of record in MOB 1307 Page 67 of the official records of Washington Parish, Louisiana.

3.

NOTARIAL ENDORSEMENT AND ASSIGNMENT OF MORTGAGE: That for value received, the said Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as nominee for Merchants Bank of Indiana, its successors and assigns does hereby assign, transfer, and deliver, to: Merchants Bank of Indiana, whose address is 410 Monon Blvd, Carmel, IN 46032, its successors and assigns, (Assignee) one certain mortgage made and subscribed by Sarah Renea Wascom which is described herein, executed by the same parties, and so paraphed by a Notary Public, on 06/15/2023 recorded under Book 1279 and Page 16; of record in MOB 1321 Page 76 of the official records in Washington Parish, Louisiana.

4.

LOUISIANA MORTGAGE: This mortgage ("Security Instrument") is given on January 15, 2025. The mortgagor is Sarah Renea Wascom whose address is 1011 W 10th St, Bogalusa, LA 70427 ("Borrower") executed before Betty R. Gill, Notary Public, dated January 23, 2025 in favor of Secretary of Housing and Urban Development and its successors and assigns ("Lender"); Borrower owes Lender the principal sum of \$8,172.48; 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 July 1, 2053; of record in MOB 1325 Page 25 of the official records of Washington Parish, Louisiana.

5.

NOTICE OF SEIZURE: In the matter styled Merchants Bank of Indiana Versus No. 122318 Sarah Renea Wascom, 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 Sarah Renea Wascom under a Writ of SEIZURE issued on May 15, 2026, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$147,183.73, with interest, attorney fees, and costs, this the 27th day of May, 2026; signed By: Jason Smith, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1365 Page 352 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 16TH DAY OF JUNE, 2026 AT 3:12 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 06/16/2026 AT 3:12 P.M.