

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:--

NAMES

KENNETH W. MILLER [REDACTED]
KENNETH WADE MILLER [REDACTED]
KENNETH MILLER [REDACTED]

DESCRIPTION OF PROPERTY

ONE LOT OF LAND, located in Section 10, Township 3 South, Range 13 East, Greensburg District in Washington Parish, Louisiana, described as follows: Begin at the corner common to Section 9, 10, 15 and 16, Township 3 South, Range 13 East, Greensburg District, Louisiana and run North 0 degrees 15 minutes West 14.25 chains to an iron stob; thence South 44 degrees 0 minutes East 0.673 of a chain to an iron stob; thence North 7 degrees 30 minutes East 1.27 chains to an iron stob; thence south 87 degrees 30 minutes East 9.48 chains to an iron stob; thence South degrees 15 minutes East 4.51 chains to an iron stob and the Point of Beginning, which point of beginning is the southeast corner of 1.18 acres acquired by Willie Branch from William Woodward, August 10, 1951 in COB 126, Page 127; Thence North 0 degrees 15 minutes West 150 feet; thence West to the west line of the 1.18 acre acquired from William Woodward referred to above; thence South 10 degrees 30 minutes East to Southwest Quarter of 1.18 acres acquired from William Woodward referred above; thence South 89 degrees 55 minutes East 2.17 chains to the Point of Beginning and being a strip of land measuring 150 feet North and South between East and West parallel laying across the entire South said of 1.18 acres acquired from William Woodward In COB 126, Page 127, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining.

OTHER THAN:

1.

MORTGAGE: Executed by Kenneth W Miller, before Susan T. Leonard, Notary Public, dated December 4, 2015 in favor of Mortgage Electronic Registration Systems, Inc. (MERS) as Nominee for American Southwest Mortgage Corp.; "Note" means the promissory note signed by Borrower and dated December 4, 2015; the Note states that Borrower owes Lender \$62,373.00 plus interest; Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2046; of record in MOB 1052 Page 365 of the official records of Washington Parish, Louisiana.

2.

PARTIAL CLAIM MORTGAGE: This Subordinate Mortgage ("Security Instrument") is given on January 4, 2021, before me, Donna Phillips, a Notary by Kenneth W. Miller ("Borrower"); Borrower declared and acknowledged that Borrower owes Secretary of Housing and Urban Development ("Lender"), the principal sum delivered to Lender ("Note"), which provides for the full debt, if not paid earlier, due and payable on January 1st, 2046. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements of \$2,625.76. This debt is evidenced by Borrower's note of even date paraphed "Ne Varietur" by my, Notary, for identification herewith and under this Security Instrument and the Note; of record in MOB 1203 Page 352 of the official records of Washington Parish, Louisiana.

3.

JUDGMENT: In the matter styled 22nd Judicial District Court for Washington, State of Louisiana, Capital One Bank (USA), N.A. VS Kenneth W Miller, Docket: 115868 H; It is ordered, adjudged, and decreed, that the default herein entered on September 29, 2021, be now confirmed and made final and, accordingly, let there be judgment herein in favor of the Plaintiff Capital One Bank (USA), N.A., and against the Defendant, Kenneth W Miller, [REDACTED] in the full sum of \$2,463.89 and for all costs subject to a credit of \$.00; Judgment done and signed in Washington, Louisiana, this 18 day of January, 2022; signed by Honorable William H. Burris, Judge; of record in MOB 1239 Page 568 of the official records of Washington Parish, Louisiana.

4.

ASSIGNMENT OF MORTGAGE: For Value Received, the undersigned, Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as nominee for American Southwest Mortgage Corp., its successors and assigns, Assignor, does hereby grant, assign, and transfer without recourse, representation or warranty, expressed or implied to Allied First Bank, SB DBA Servbank, Assignee, its successors and assigns, all Assignor's interest under that certain mortgage described below. Said mortgage dated December 04, 2015, in the amount of \$62,373.00, executed by Kenneth W Miller, Mortgagor, to Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as nominee for American Southwest Mortgage Corp., its successors and assigns, Original Mortgagee, and recorded on December 17, 2015 as Original/MOB 1052 Bundle/Page 365 as Entry No./Instrument No. 2015-005513 of the official records in the Recorder's Office of Washington Parish, State of Louisiana. Signed on 11/28/2023 by Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as nominee for American Southwest Mortgage Corp., its successors and assigns by Amy Colvin, Vice President; of record in MOB 1292 Page 245 of the official records of Washington Parish, Louisiana.

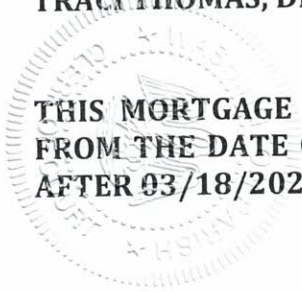
5.

NOTICE OF SEIZURE: In the matter styled Allied First Bank, SB DBA Servbank Versus No. 118920 Kenneth W. Miller, 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 Kenneth Miller under a Writ of SEIZURE issued on December 22, 2023, by the Twenty-Second Judicial District Court for the Parish of Washington in the above styled matter to satisfy a claim of \$53,058.83, with interest, attorney fees, and costs, this the 28th day of December, 2023; signed by: Randy "Country" Seal, Sheriff by Jessica Schilling, Deputy Sheriff; of record in MOB 1293 Page 126 of the official records of Washington Parish, Louisiana.

GIVEN UNDER MY HAND AND SEAL OFFICIALLY THIS 18TH DAY OF MARCH, 2024 AT
2:52 P.M.

Traci Thomas

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 03/18/2024 AT 02:52 P.M.