

**STATE OF LOUISIANA --- PARISH OF EAST BATON ROUGE**

**MORTGAGE CERTIFICATE**

I, DOUG WELBORN, CLERK OF COURT AND RECORDER FOR THE PARISH OF EAST BATON ROUGE, CERTIFY THAT THIS CERTIFICATE HAS BEEN RUN EXCLUSIVELY IN THE EXACT NAME OR NAMES HEREUNDER SET FORTH AND NOT IN ANY VARIATIONS OF SAID NAME OR NAMES. WHERE NO MIDDLE INITIALS HAVE BEEN FURNISHED, IDENTICAL NAMES WITH MIDDLE INITIALS HAVE NOT BEEN RUN AND WILL NOT BE UNLESS SPECIFICALLY REQUESTED.

PURSUANT TO LA R.S. 9:2743, I HEREBY CERTIFY THAT THERE ARE NO UNCANCELLED MORTGAGES OR INSTRUMENTS EVIDENCING PRIVILEGES OF RECORD IN THE MORTGAGE INDICES OF THIS OFFICE FROM 4/23/1990, IN THE EXACT NAME OR NAMES OF:

**JUAN GUZMAN**  
**VERONICA GUZMAN**

Affecting:

LOT 19, WOODLAND RIDGE

**Except:**

1st

Mortgage of date 9/16/2022, executed by JUAN GUZMAN AND VERONICA GUZMAN, in favor of GMFS LLC, in the amount of \$371,153.00. Recorded in the Mortgage Records on 9/19/2022, as Original 301, Bundle 13214.

2nd

Assignment wherein that certain Mortgage in Original 301, Bundle 13214, is assigned to GMFS LLC. Recorded in the Mortgage Records on 3/5/2024, as Original 783, Bundle 13300.

3rd

Assignment wherein that certain Mortgage in Original 301, Bundle 13214, is assigned to NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING. Recorded in the Mortgage Records on 11/12/2024, as Original 403, Bundle 13342.

4th

Notice of Seizure in Suit Number 755012, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS JUAN GUZMAN AND VERONICA GUZMAN, whereby the Sheriff's Office has sent notice to JUAN GUZMAN. Recorded in the Mortgage Records on 11/26/2024, as Original 936, Bundle 13344.

5th

Notice of Seizure in Suit Number 755012, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING VS JUAN GUZMAN AND VERONICA GUZMAN, whereby the Sheriff's Office has sent notice to VERONICA GUZMAN. Recorded in the Mortgage Records on 11/26/2024, as Original 937, Bundle 13344.

ALL ENCUMBRANCES ARE MORE FULLY DESCRIBED IN ORIGINAL.

THE PLACEMENT OF EACH ITEM LISTED ABOVE IS NOT INTENDED TO RANK THE ENCUMBRANCES AGAINST EACH OTHER AND THEIR ORDER THEREOF IS NOT INTENDED TO BE EXPRESSIVE OF THEIR PRIORITY.

Given under my hand and seal of office, on 4/23/2025, at 8:00 a.m.

**DOUG WELBORN, CLERK OF COURT**



BY: \_\_\_\_\_

**DEPUTY CLERK AND RECORDER**