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STATE OF LOUISIANA **SHERIFF SALE** OFFICE OF THE CLERK OF COURT
SUIT NO. 2025-3632

PARISH OF CALCASIEU FOURTEENTH JUDICIAL DISTRICT

I HEREBY CERTIFY: That I find recorded in the Mortgage Records of this office, no Mortgages, Liens, Judgments or other encumbrances, standing in the name (s) of

GARY "STITCH" GUILLORY
SHERIFF
SEP 4 2025
CALCASIEU PARISH, LA

COREY VICTORIAN

affecting the following described property, situated in the Parish of Calcasieu, State of Louisiana, to-wit;

THAT CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN THE PARISH OF CALCASIEU, STATE OF LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS: THE EAST 35 FEET OF LOT TWENTY-NINE (29) AND THE WEST 35 FEET OF LOT THIRTY (30) OF BLOCK FIFTY (50) OF OAK PARK ADDITION NO. 10, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 115, OFFICIAL RECORDS OF CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON.

(FILED DURING THE PERIOD FROM JANUARY 1, 2005 TO DATE HEREOF)

OTHER THAN THE FOLLOWING TO-WIT:

A Mortgage given by Corey Victorian in favor of MERS dated June 4, 2020 for the sum of $153,163.00. Filed for record June 4, 2020 bearing Clerk's File No. 3391214. Recorded June 4, 2020 in Book 5528 of Mortgages, page 49.

An Assignment of the above-described Mortgage bearing Clerk's File No. 3391214. Assignment given by Mortgage Electronic Registration Systems, Inc., as mortgagee as nominee for Fidelity Bank in favor of Fidelity Bank dated August 4, 2025. Filed for record August 11, 2025 bearing Clerk's File No. 3580819. Recorded August 11, 2025 in Book 6382 of Mortgages, page 385.

A Notice of Seizure given by Sheriff of Calcasieu Parish in suit entitled Fidelity Bank Vs. No. 2025-3632 Corey Victorian dated August 27, 2025. Filed for record August 28, 2025 bearing Clerk's File No. 3582552. Recorded August 28, 2025 in Book 6389 of Mortgages, page 811.

NOTE: This Certificate does not pretend to cover any assumption of Mortgages by the present or former owners of the above-described property, nor any delinquent taxes on said property.

IN TESTIMONY WHEREOF, witness my official signature and seal of office, at Lake Charles, Louisiana, on this the 3rd day of September, A.D. 2025, at 12:01 o'clock A.M.

H. LYNN JONES II, CLERK OF COURT

BY: _____
Deputy Clerk of Court