

Mortgage Certificate

State of Louisiana
Parish of Lafourche



Office of Clerk and Ex-Officio Recorder

Cert#619-4

I, **Annette M Fontana**, Clerk of Court and Ex-Officio Recorder, duly commissioned, qualified and sworn, in and for the aforesaid State and Parish, represented herein by the undersigned Deputy Clerk of Court, do hereby certify that I have examined the mortgage records of my office for 50 years up to and including August 25th 2025 at 4:30 P.M., and the only mortgages or encumbrances appearing in the name(s) of:

KEITH BENOIT

SHERRY LAWSON BENOIT

SHERRY L. BENOIT

SHERRY BENOIT

AFFECTING THE FOLLOWING DESCRIBED PROPERTY TO WIT:

A CERTAIN TRACT OF GROUND, SITUATED IN THE CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA, MEASURING ONE HUNDRED THIRTY (130') FEET FRONT ON AN AVENUE OR STREET DESIGNATED AS BLAKE COURT, FORMERLY FAVRE AVENUE, WITH A DEPTH THEREFROM BETWEEN PARALLEL LINES OF ONE HUNDRED SIXTY-ONE AND THREE-TENTHS (161.3') FEET, MORE OR LESS; BOUNDED IN FRONT OR EAST BY BLAKE COURT, FORMERLY FAVRE AVENUE, ON THE SOUTH BY PROPERTY OF C. O. DEEMS, ON THE WEST OR REAR BY PROPERTY OF ALBERT LEDET, NOW OR FORMERLY, ON THE NORTH BY PROPERTY OF MRS. PAUL LEGENDRE, BEING LOTS NUMBERS EIGHT (8), TEN (10) AND THREE-FIFTHS OF LOT TWELVE (3/5TH OF LOT 12) ON A PLAT SUBDIVISION OF PROPERTY OF THE CONGREGATION OF ST. JOSEPH CATHOLIC CHURCH, ACCORDING TO PLAT OF SURVEY DATED FEBRUARY 11, 1938, FILED IN THE CLERK'S OF COURT AND RECORDER'S OFFICE, LAFOURCHE PARISH, LOUISIANA, AS ENTRY NUMBER 53206, UNDER DATE OF FEBRUARY 3, 1941, CONVEYANCE BOOK 98, PAGE 446, TOGETHER WITH ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THERETO BELONGING OR IN ANYWISE APPERTAINING, AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND COVENANTS OF RECORD.

SUBJECT TO:

BOUNDARY AGREEMENT OF KEITH BENOIT AND SHERRY LAWSON BENOIT AND JOHN PETER LABOUDE, JR. AND PIA LYONS LABORED AS DULY RECORDED ON APRIL 22, 1933 AT COB 1384, FOLIO 5; SAID ACT CORRECTING BOUNDARY LINES SEPARATING THEIR AFORESAID PROPERTIES, WITH THE APPROPRIATE BOUNDARY MARKERS, IS DESCRIBED AS FOLLOWS:

A LINE STRUCK BETWEEN A POINT ONE HUNDRED THIRTY AND ELEVEN TENTHS (130.11') FEET SOUTH OF THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, AND A POINT ONE HUNDRED TWENTY-NINE AND SEVEN TENTHS (129.70') FEET ON THE NORTHWEST CORNER OF LOT 8 OF SAID SUBDIVISION, AS SHOWN ON THE ANNEXED SURVEY PLAT.

ARE LISTED AS FOLLOWS:

1st

TYPE: REQUEST NOTICE OF SEIZURE
NOTICE GIVEN TO: ASSUMPTION BANK & TRUST COMPANY
PROPERTY OWNED BY: KEITH BENOIT AND SHERRY LAWSON BENOIT
EXECUTED DATE: 10/12/1994
RECORDED DATE: 11/28/1994
ENTRY NUMBER: 774517

2nd

TYPE: MORTGAGE
MORTGAGOR: KEITH BENOIT AND SHERRY LAWSON BENOIT
MORTGAGEE: HOUSEHOLD FINANCE CORPORATION II
AMOUNT: \$36,841.32
EXECUTED DATE: 2/3/2006
RECORDED DATE: 3/13/2006
ENTRY NUMBER: 999261

NOTE: Assignment wherein a certain Mortgage recorded under Entry # 999261 is assigned to SPRINGCASTLE CREDIT FUNDING TRUST THROUGH ITS TRUSTEE WILMINGTON TRUST, NATIONAL ASSOCIATION, recorded 11/13/2015, as Entry # 1209134.

NOTE: A Subordination dated 2/21/2018 recorded on 4/3/2018 as Entry # 1256374, related to a certain Mortgage recorded under Entry # 999261 and a certain Mortgage recorded under Entry #1030576.

3rd

TYPE: MORTGAGE
MORTGAGOR: KEITH BENOIT AND SHERRY LAWSON BENOIT
MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC NOMINEE FOR AMTEC FUNDING GROUP, LLC
AMOUNT: \$468,750.00
EXECUTED DATE: 6/26/2007
RECORDED DATE: 7/20/2007
ENTRY NUMBER: 1030576

NOTE: Assignment wherein a certain Mortgage recorded under Entry # 1030576 is assigned to DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST 2007-A9 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-I, recorded 3/30/2015, as Entry # 1195305.

NOTE: A Subordination dated 2/21/2018 recorded on 4/3/2018 as Entry # 1256374, related to a certain Mortgage recorded under Entry # 999261 and a certain Mortgage recorded under Entry #1030576.

4th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: FIRST NBC BANK VS. KEITH J. BENOIT AND BENOIT PROPERTIES, L.L.C.
SUIT NUMBER: 127659
AGAINST: KEITH J. BENOIT AND BENOIT PROPERTIES, L.L.C.
IN FAVOR OF: FIRST NBC BANK
AMOUNT: \$21,191.12 WITH INTEREST, COSTS, AND ATTORNEY'S FEES
EXECUTED DATE: 9/23/2015
RECORDED DATE: 9/23/2015
ENTRY NUMBER: 1205982

5th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: STATE OF LOUISIANA VERSUS KEITH BENOIT
SUIT NUMBER: 548810
AGAINST: KEITH BENOIT
IN FAVOR OF: ERNEST VICKNAIR
AMOUNT: \$287,451.02
EXECUTED DATE: 6/16/2016
RECORDED DATE: 6/23/2016
ENTRY NUMBER: 1221195

6th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: MARIA G. ALVAREZ, ET AL VERSUS KEITH BENOIT
SUIT NUMBER: 130064
AGAINST: KEITH BENOIT
IN FAVOR OF: MARIA G. ALVAREZ AND MARIE E. ALVAREZ
AMOUNT: \$47,023.06 WITH INTEREST, COSTS, AND ATTORNEY'S FEES
EXECUTED DATE: 7/6/2016
RECORDED DATE: 7/8/2016
ENTRY NUMBER: 1222496

7th

TYPE: JUDGMENT
CITY COURT OF: THIBODAUX
CAPTION: BETTER WASTE DISPOSAL, L.L.C. VERSUS KEITH BENOIT
SUIT NUMBER: 19140
AGAINST: KEITH BENOIT
IN FAVOR OF: BETTER WASTE DISPOSAL, L.L.C.
AMOUNT: \$1,446.24 WITH INTEREST, COSTS, AND ATTORNEY'S FEES
EXECUTED DATE: 8/5/2016
RECORDED DATE: 8/12/2016
ENTRY NUMBER: 1224619

8th

TYPE: JUDGMENT
CITY COURT OF: THIBODAUX
CAPTION: TOSKY'S INCORPORATED VS. KEITH BENOIT
SUIT NUMBER: 18784
AGAINST: KEITH BENOIT
IN FAVOR OF: TOSKY'S INCORPORATED
AMOUNT: \$942.21 WITH INTEREST AND COSTS
EXECUTED DATE: 9/28/2016
RECORDED DATE: 10/20/2016
ENTRY NUMBER: 1228413

9th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: TOMMY MASANZ VS. KEITH BENOIT
SUIT NUMBER: 125538
AGAINST: KEITH BENOIT
IN FAVOR OF: TOMMY MASANZ
AMOUNT: \$40,000.00 WITH INTEREST, COSTS, AND ATTORNEY'S FEES
EXECUTED DATE: 4/3/2017
RECORDED DATE: 7/7/2017
ENTRY NUMBER: 1242479

10th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: FORD MOTOR CREDIT COMPANY, LLC DBA LINCOLN AUTOMOTIVE FINANCIAL SERVICES
VERSUS KEITH J. BENOIT
SUIT NUMBER: 133273
AGAINST: KEITH J BENOIT
IN FAVOR OF: FORD MOTOR CREDIT COMPANY LLC DBA LINCOLN AUTOMOTIVE FINANCIAL SERVICES
AMOUNT: \$8,652.41 WITH INTEREST, COSTS, AND ATTORNEY'S FEES
EXECUTED DATE: 4/19/2018
RECORDED DATE: 4/25/2018
ENTRY NUMBER: 1257536

11th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: FORD MOTOR CREDIT COMPANY, LLC DBA LINCOLN AUTOMOTIVE FINANCIAL SERVICES
VERSUS KEITH J. BENOIT
SUIT NUMBER: 133276
AGAINST: KEITH J. BENOIT
IN FAVOR OF: FORD MOTOR CREDIT COMPANY LLC DBA LINCOLN AUTOMOTIVE FINANCIAL SERVICES
AMOUNT: \$26,859.37 WITH INTEREST, COSTS, AND ATTORNEY'S FEES
EXECUTED DATE: 4/27/2018
RECORDED DATE: 5/10/2018
ENTRY NUMBER: 1258452

12th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: CAPITAL ONE BANK (USA), N.A. VS SHERRY L BENOIT
SUIT NUMBER: 134570
AGAINST: SHERRY L BENOIT
IN FAVOR OF: CAPITAL ONE BANK (USA) N.A.
AMOUNT: \$5,375.68 WITH COSTS
EXECUTED DATE: 8/31/2018
RECORDED DATE: 9/5/2018
ENTRY NUMBER: 1264813

13th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: JUNIOR BOYKIN VERSUS KEITH BENOIT
SUIT NUMBER: 140342
AGAINST: KEITH BENOIT
IN FAVOR OF: JUNIOR BOYKIN
AMOUNT: \$61,269.17
EXECUTED DATE: 3/3/2020
RECORDED DATE: 3/5/2020
ENTRY NUMBER: 1292319

14th

TYPE: JUDGMENT
JUDICIAL DISTRICT: 17TH
CAPTION: CAPITAL ONE BANK (USA), N.A. VS KEITH J BENOIT
SUIT NUMBER: 134608
AGAINST: KEITH J BENOIT
IN FAVOR OF: CAPITAL ONE BANK (USA) N.A.
AMOUNT: \$3,354.05 WITH COSTS
EXECUTED DATE: 7/14/2020
RECORDED DATE: 7/16/2020
ENTRY NUMBER: 1298831

15th

TYPE: NOTICE OF SEIZURE
JUDICIAL DISTRICT: 17TH
CAPTION : DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET
SECURITIZATION TRUST 2007-A9 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1 VS KEITH
BENOIT AND SHERRY LAWSON BENOIT A/K/A SHERRY L. BENOIT A/K/A SHERRY BENOIT
SUIT NUMBER: 150198
AGAINST: KEITH BENOIT AND SHERRY LAWSON BENOIT A/K/A SHERRY L. BENOIT A/K/A SHERRY
BENOIT
AMOUNT: \$351,003.98 WITH INTEREST AND COSTS
EXECUTED DATE: 10/3/2024
RECORDED DATE: 11/18/2024
ENTRY NUMBER: 1380106

16th

TYPE: NOTICE OF SEIZURE
JUDICIAL DISTRICT: 17TH
CAPTION : DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET
SECURITIZATION TRUST 2007-A9 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1 VS KEITH
BENOIT AND SHERRY LAWSON BENOIT A/K/A SHERRY L. BENOIT A/K/A SHERRY BENOIT
SUIT NUMBER: 150198
AGAINST: KEITH BENOIT AND SHERRY LAWSON BENOIT A/K/A SHERRY L. BENOIT A/K/A SHERRY
BENOIT
AMOUNT: \$351,003.98 WITH INTEREST AND COSTS
EXECUTED DATE: 10/3/2024
RECORDED DATE: 11/18/2024
ENTRY NUMBER: 1380107

17th

TYPE: NOTICE OF SEIZURE
JUDICIAL DISTRICT: 17TH
CAPTION : DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET
SECURITIZATION TRUST 2007-A9 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-1 VS KEITH
BENOIT AND SHERRY LAWSON BENOIT A/K/A SHERRY L. BENOIT A/K/A SHERRY BENOIT
SUIT NUMBER: 150198
AGAINST: KEITH BENOIT AND SHERRY LAWSON BENOIT A/K/A SHERRY L. BENOIT A/K/A SHERRY
BENOIT
AMOUNT: \$351,003.98 WITH INTEREST AND COSTS
EXECUTED DATE: 10/3/2024
RECORDED DATE: 11/18/2024
ENTRY NUMBER: 1380108

EXCEPTING TAXES AND RESTRICTIONS.

This certificate, regardless of present or past ownership of said property, is made in the said name(s) exactly as stated above given and in no other name or names or variations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, AT THIBODAUX, LOUISIANA, LAFOURCHE PARISH, LOUISIANA, ON THIS THE 25th DAY OF August, 2025.

Lindsey M. Benoit



Lindsey M. Benoit Deputy Clerk and Ex-officio Recorder
Lafourche Parish, Louisiana