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 11/4/1991, IN THE EXACT NAME OR NAMES OF:

MARGARET ANN DAVIS
FRED DAVIS JR

Affecting:

LOT 21, PARK RIDGE, SECTION I

Except:

1st
Judgment in Suit Number 69949, 21st Judicial District Court, Parish of Tangipahoa, State of Louisiana, in favor of STATE OF LOUISIANA, and against FRED DAVIS AND BANKERS INSURANCE COMPANY, in the amount of $1,000.00. Judgment signed 8/8/1994, and recorded in the Mortgage Records on 3/1/1995, as Original 690, Bundle 10577.

2nd
Judgment in Suit Number 9902-01795, City Court, City of Baton Rouge, State of Louisiana, in favor of ASSOCIATES FINANCIAL SERVICES OF AMERICA, INC., and against MARGARET A. DAVIS, in the amount of $3,500.49, subject to a credit of $262.30. Judgment signed 3/24/1999, and recorded in the Mortgage Records on 4/5/1999, as Original 440, Bundle 10995.

3rd
Identification Letter wherein appeared PATRICK DUNN, who advised that FRED DAVIS, in that certain Judgment in Original 690, Bundle 10577, is not the same person as FRED DAVIS (SS#: XXX-XX-4364 and DOB: 8/26/1942). Recorded in the Mortgage Records on 5/1/2001, as Original 344, Bundle 11222.

4th
Mortgage of date 3/11/2008, executed by MARGARET ANN DAVIS, in favor of JPMORGAN CHASE BANK, N.A., in the amount of $104,000.00. Recorded in the Mortgage Records on 3/12/2008, as Original 250, Bundle 12039.

5th
Identification Letter wherein appeared EDWIN A. SMITH, III, Attorney, who advised that MARGARET A. DAVIS, in that certain Judgment in Original 440, Bundle 10995, is not the same person as MARGARET ANN DAVIS (SSN XXX-XX-9274 and DOB: 1/7/1965). Recorded in the Mortgage Records on 5/6/2008, as Original 569, Bundle 12053.

6th
Assignment wherein that certain Mortgage in Original 250, Bundle 12039, is assigned to CARRINGTON MORTGAGE SERVICES, LLC. Recorded in the Mortgage Records on 8/6/2014, as Original 978, Bundle 12596.

7th
Notice of Seizure in Suit Number 645827, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: CARRINGTON MORTGAGE SERVICES, LLC VS MARGARET ANN DAVIS, whereby the Sheriff's Office has sent notice to MARGARET ANN DAVIS. Recorded in the Mortgage Records on 3/15/2016, as Original 149, Bundle 12718.

8th
Loan Modification Agreement wherein that certain Mortgage in Original 250, Bundle 12039, is modified by CARRINGTON MORTGAGE SERVICES, LLC. Recorded in the Mortgage Records on 1/30/2017, as Original 794, Bundle 12789.

9th
Loan Modification Agreement wherein that certain Mortgage in Original 250, Bundle 12039, is modified by CARRINGTON MORTGAGE SERVICES, LLC. Recorded in the Mortgage Records on 8/31/2018, as Original 717, Bundle 12910.

10th
Loan Modification Agreement wherein that certain Mortgage in Original 250, Bundle 12039, is modified by CARRINGTON MORTGAGE SERVICES, LLC. Recorded in the Mortgage Records on 9/22/2020, as Original 976, Bundle 13053.

11th
Judgment in Suit Number 20-04295 D, Baton Rouge City Court, Parish of East Baton Rouge, State of Louisiana, in favor of REGAL CREDIT CORPORATION, and against MARGARET DAVIS (SS#XXX-XX-1394), in the amount of $2,720.63. Judgment signed 3/5/2021, and recorded in the Mortgage Records on 4/9/2021, as Original 110, Bundle 13100.

12th
Mortgage of date 1/29/2025, executed by MARGARET ANN DAVIS, AKA MARGARET A. DAVIS, in favor of UNITED STATES OF AMERICA, ACTING THROUGH THE RURAL HOUSING SERVICE, in the amount of $18,029.83. Recorded in the Mortgage Records on 3/11/2025, as Original 161, Bundle 13360.

13th
Notice of Seizure in Suit Number 772660, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: CARRINGTON MORTGAGE SERVICES LLC VS MARGARET ANN DAVIS WIDOW OF FRED DAVIS JR, whereby the Sheriff's Office has sent notice to MARGARET ANN DAVIS. Recorded in the Mortgage Records on 7/29/2026, as Original 566, Bundle 13450.

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 11/4/2026, at 8:00 a.m.

DOUG WELBORN, CLERK OF COURT

BY:_____

DEPUTY CLERK AND RECORDER