



ALICIA FUSSELL
CHIEF DEPUTY
STORMY NORMAN
CHIEF FINANCIAL OFFICER

Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 • AMITE, LOUISIANA 70422

MLC \$110.00
Atty cost \$6.00
Postage \$0.78

2023-0004309

10-22-2025

AMITE (985) 748-4146
FAX (985) 748-6503
WWW.TANGICLERK.ORG

MORTGAGE CERTIFICATE

I, **Arnetha Gabriel**, Deputy Clerk of Court, and Ex-officio Recorder of Mortgages, duly commissioned and qualified, within and for the Parish of Tangipahoa, State of Louisiana, hereby certify that this certificate has been run exclusively in the exact names hereunder set forth and not in any variations of said names.

Where no middle initials have been furnished, identical names with middle initials have not been run and will not be unless specifically requested.

Subject to these restrictions and exceptions, I certify that according to the records of my office there are no uncanceled encumbrances (taxes excepted) recorded in the exact names hereinafter set forth except the following which bear against the property described hereunder, to-wit:

Names: Jasay F Ketchum Jr a/k/a Jasay Ketchum Jr and the unopened succession of and unknown heirs of Ann E Finneran Ketchum a/k/a Ann E Finneran Ketchum a/k/a Ann E Finneran a/k/a Ann Finneran a/k/a Ann E Ketchum a/k/a Ann Ketchum a/k/a Ann Finneran Ketchum a/k/a Ann F Ketchum

Description:

All that certain piece or parcel of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages, prescriptions and appurtenances thereunto belonging or in anywise appertaining, situated in Section 29, T5S, R9E, Tangipahoa Parish, Louisiana more particularly described as follows to-wit:

Beginning at a point which is 1600.4 feet; north 48 deg. 50 min. 50 sec. east of the intersection of Sections 29, 30, 31, and 32, T5S, R9E; proceed thence north 44 deg. 52 min. 23 sec. east 200.00 feet; thence south 45 deg. 07 min. 38 sec. east 576.56 feet; thence south 11 deg. 13 min. 49 sec. west 134.81 feet; thence south 23 deg. 22 min. 19 sec. east 40.20 feet; thence south 12 deg. 45 min. 40 sec. west 49.62 feet; thence south 07 deg. 43 min. 40 sec. east 50.79 feet; thence north 45 deg. 07 min. 38 sec. west 755.28 feet; back to a point of beginning containing 3.00 acres all as per survey of William J. Bodin, Jr. Reg. Land Surveyor dated September 11, 1996.

Manufactured Home Information:

New/Used: New

Year: 1999

Manufacturer's Name: PFS MFG

Model Name or Model No.: 817

Serial No.: AHAL 263-00AB

Length x Width: 27.30 x 63.00

EXCEPT:

In MOB 3000 page 771 file number # 1068625 is recorded one certain mortgage filed February 18, 2021, and executed February 10, 2021, by Jasay F Ketchum Jr and Ann E Ketchum in favor of Movement Mortgage LLC in the sum of \$130,000.00 represented by one note payable and due on March 1, 2051, standing against the following described property:

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages, prescriptions and appurtenances thereunto belonging or in anywise appertaining, situated in Section 29, T5S, R9E, Tangipahoa Parish, Louisiana more particularly described as follows to-wit:

Beginning at a point which is 1600.4 feet; North 48 deg. 50 min. 50 sec. East of the intersection of Sections 29, 30, 31, and 32, T5S R9E; Proceed thence North 44 deg. 52 min. 23 sec. East 200.00 feet; thence South 45 deg. 07 min. 38 sec. East 576.56 feet; thence South 11 deg. 13 min. 49 sec. West 134.81 feet; thence South 23 deg. 22 min. 19 sec. East 40.20 feet; thence South 12 deg. 45 min. 40 sec. West 49.62 feet; thence South 07 deg. 43 min. 40 sec. East 50.79 feet; thence North 45 deg. 07 min. 38 sec. West 755.28 feet; back to a point of beginning containing 3.00 acres all as per survey of William J. Bodin, Jr. Reg. Land Surveyor dated September 11, 1996.

The following is for informational purposes only:

The improvements thereon bear the municipal no. 50180 Highway 445, Loranger, LA 70446

In MOB 3319 page 240 file number # 1131048 is recorded one certain Assignment filed October 26, 2023, and executed October 23, 2023, wherein Mortgage Electronic Registration Systems Inc as nominee for Movement Mortgage LLC does hereby assign, transfer, sell and deliver unto Movement Mortgage LLC that certain mortgage in MOB 3000 page 771.

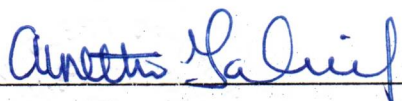
In MOB 3380 page 36 file number #1144773 is recorded one certain Notice of Repossession filed July 15, 2024 and executed July 11, 2024, wherein a vehicle was repossessed for resale via the possession of Jasay Ketchum.

In MOB 3420 page 576 file number # 1152917 is recorded one certain Assignment filed December 18, 2024, and executed November 4, 2024, wherein Movement Mortgage LLC does hereby assign, transfer, sell and deliver unto Carrington Mortgage Services LLC that certain mortgage in MOB 3000 page 771.

In MOB 3490 page 195 file number # 1167436 is recorded one certain Notice of Seizure filed September 5, 2025 and signed September 3, 2025, in the suit entitled Carrington Mortgage Services LLC VS. Jasay F Ketchum Jr a/k/a Jasay Ketchum Jr and the unopened succession of and unknown heirs of Ann E Finneran Ketchum a/k/a Ann E Finneran Ketchum a/k/a Ann E Finneran a/k/a Ann Finneran a/k/a Ann E Ketchum a/k/a Ann Ketchum a/k/a Ann Finneran Ketchum a/k/a Ann F Ketchum, suit #2023-0004309, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued January 10, 2025.

Witness my hand and seal this 10th day of September, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY: , Deputy Clerk