$30.00

10/28

STATE OF LOUISIANA **SHERIFF SALE** OFFICE OF THE CLERK OF COURT
SUIT NO. 2026-79

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

BEL & PETE INVESTMENT PROPERTIES, LLC

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

GARY "STITCH" GUILLORY
SHERIFF
CALCASIEU PARISH, LA
SEP 25 2026

LOTS 7, 8, 9, AND 10 AND THE SOUTH 15 FEET OF LOTS 4, 5, AND 6 OF BLOCK 2 OF DEES AND FOSTER SUBDIVISION, A SUBDIVISION OF THE EAST HALF (E/2) OF BLOCK 4 OF THE SAMUEL MANSFIELD SUBDIVISION TO THE CITY OF LAKE CHARLES, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 35, RECORDS OF CALCASIEU PARISH, LOUISIANA.
BEING THE SAME PROPERTY ACQUIRED BY CHAU & MUOI, LLC BY DEED RECORDED AT COB 2970, FOLIO 392, ENTRY NO. 2603497 OF THE RECORDS OF CALCASIEU PARISH, LA.
PROPERTY BEARS MUNICIPAL ADDRESS: 2119 MOELING ST., LAKE CHARLES, LA 70601.

(FILED DURING THE PERIOD FROM JANUARY 1, 2006 TO DATE HEREOF)

OTHER THAN THE FOLLOWING TO-WIT:

A Sale & Mortgage given by Bel & Pete Investment Properties, LLC in favor of Chau & Muoi, LLC dated January 12, 2022 for the sum of $100,000.00. Filed for record January 18, 2022 bearing Clerk's File No. 3456217. Recorded January 18, 2022 in Book 5862 of Mortgages, page 569.

A Notice of Seizure given by Sheriff of Calcasieu Parish in suit entitled Chau & Muoi, LLC Vs. No. 2026-79 Bel & Pete Investment Properties, LLC dated June 10, 2026. Filed for record June 12, 2026 bearing Clerk's File No. 3607482. Recorded June 12, 2026 in Book 6503 of Mortgages, page 489.

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 21st day of September, A.D. 2026, at 12:01 o'clock A.M.

H. LYNN JONES II, CLERK OF COURT

BY: Leslie M. Hendley
Deputy Clerk of Court