



Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT
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Sheriff's Sale 2-25-26

MORTGAGE CERTIFICATE

2025-0002077 C

I, **Lula Owens**, 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: MI PATIO MEXICAN RESTAURANT
QUIROZ LLC

Description:

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantage and appurtenances thereunto belonging or in anywise appertaining, situated in the PARISH OF Tangipahoa, STATE OF LOUISIANA, in SQUARE 91, CITY OF PONCHATOULA, STATE OF LOUISIANA, being more fully described as follows:

Being a portion of Lots 4, 5, and 6, in Square 91, City of Ponchatoula and being more fully described as beginning at a point 140.00 feet North 14 deg. 30 min. 00 sec. West of Southeast corner of said Square 91; thence South 75 deg. 32 min. 48 sec. West 175.00 feet; thence North 14 deg. 30 min. 00 sec. West 100.00 feet; thence North 75 deg. 32 min, 48 sec. East 8.0 feet; thence South 14 deg. 30 min. 00 sec. East 2.83 feet; thence North 75 deg. 32 min. 48 sec. East 167.00 feet to the west right of way line of Bacne Street; thence along said right of way line, South 14 deg. 30 min. 00 sec. East 97.17 feet to the Point of Beginning, containing .3909 acres, all as per survey of Roy Edwards, Professional Land Surveyor, dated April 12, 2000; all as more fully shown on survey of John E. Bonneau & Associates, Inc. Dated May 30, 2006, a copy of which is attached to an act recorded at Book 1074, Page 379

AND

A CERTAIN TRACT OF LAND, containing 0.29 acres, situated in Square 91, Town of Ponchatoula, Parish of Tangipahoa, State of Louisiana, more particularly described as having a width of 140.00 feet fronting on North Baronne (a/k/a Baronne) Street, a width of 140.00 feet in the rear, a depth of 92.18 feet on the side line adjoining a 0.39 acre tract of land; all as is more fully shown on survey of John E. Bonneau & Associates, Inc., dated May 30, 2006.

The improvements thereon bear the municipal number 120 N. Baronne St. & .29 acre tract in Square 91, Ponchatoula, LA

EXCEPT:

In MOB 1996-page 220 file number # 845158 is recorded one certain Multiple Indebtedness Mortgage filed January 13, 2011, and executed January 11, 2011, by Quiroz, L.L.C. dba MI Patio Mexican Restaurant in favor of Hancock Bank of Louisiana in the sum of \$50,000,000.00, standing against the hereinabove described property.

In MOB 2299-page 532 file number # 919541 is recorded one certain Multiple Indebtedness Mortgage filed May 22, 2014, and executed May 22, 2014, by Quiroz LLC in favor of New Orleans Regional Business Development Loan Corporation in the sum of \$50,000,000.00, standing against the hereinabove described property.

In MOB 2989 page 641 file number # 1066733 is recorded one certain Federal Tax Lien filed January 25, 2021, and executed January 13, 2021, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Quiroz LLC in the sum of \$20,127.07, serial #424029521; this notice was prepared and signed at Nashville, TN.

In MOB 2926-page 480 file number # 1056117 is recorded one certain Notice of Reinscription filed August 20, 2020, and executed August 12, 2020, wherein Hancock Whitney Bank does hereby reinscribe the mortgage recorded in MOB 1996 page 220.

In MOB 3002 page 279 file number # 1068878 is recorded one certain Tax Lien filed February 22, 2021, and executed February 9, 2021, wherein notice is given that the tax, interest and penalty, together with accruing additional interest and penalty, and all costs of recording and enforcing this assessment and lien, are assessed against Mi Patio Mexican Restaurant Sabrina Corporation in the sum of \$1,411.74. In reply, refer to: #684019-3, at the office of Tax Operations, Office of Employment Security, Post Office Box 44127, Baton Rouge, LA 70821.

In MOB 3271-page 878 file number # 1120636 is recorded one certain Assignment filed April 25, 2023, and executed April 18, 2023, wherein Hancock Whitney Bank does hereby assign, transfer, sell and deliver unto New Orleans Regional Business Development Loan Corporation that certain mortgage recorded in MOB 1996 page 220.

In MOB 3279 page 348 file number # 1122074 is recorded one certain Federal Tax Lien filed May 22, 2023, and executed May 10, 2023, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Quiroz LLC Mi Patio Restaurant in the sum of \$5,317.93, serial #472826123; this notice was prepared and signed at Nashville, TN.

In MOB 3358-page 588 file number # 1139928 is recorded one certain Judgment filed April 22, 2024, rendered and signed April 22, 2024, in the suit entitled Euler Hermes North America Insurance Company as assignee of The Merchants Company VS. Quiroz, LLC and Esmeralda Mendez in suit #20200000008, wherein as follows:

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that judgment is rendered in favor of Plaintiff, EULER HERMES NORTH AMERICA INSURANCE COMPANY AS ASSIGNEE OF THE MERCHANTS COMPANY, and against the Defendant, QUIROZ, L.L.C. AND ESMERALDA MENDEZ, in solido, in the sum of \$32,425.15, subject to your credit of \$13,500.00, plus 18% interest per annum from date of judicial demand, until paid, and for 25% of the principal as attorney's fees; and for all costs of these proceedings.

In MOB 3380-page 873 file number # 1144962 is recorded one certain Notice of Reinscription filed July 17, 2024, and executed July 17, 2024, wherein New Orleans Regional Business Development Loan Corporation does hereby reinscribe the mortgage recorded in MOB 2299 page 532.

In MOB 3474 page 16 file number # 1163900 is recorded one certain Notice of Seizure filed July 9, 2025 and signed June 13, 2025, in the suit entitled New Orleans Regional Business Development Loan Corporation VS. Quiroz LLC D/B/A Mi Patio Mexican Restaurant, suit #2025-0002077 C, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued June 9, 2025.

Witness my hand and seal this 12th day of January 2026 at 8:30 A.M., Amite, Louisiana.

Gary Stanga, Clerk of Court

BY: , Deputy Clerk