

10/28
\$ 30.00

STATE OF LOUISIANA
PARISH OF CALCASIEU

SHERIFF SALE
SUIT NO. 2026-3744

OFFICE OF THE CLERK OF COURT
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:

CHEYBREQUA COLBERT
DEBRA ANN COLBERT

"GARY STITCH" GUILLORY
SHERIFF

SEP 18 2026

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

LOTS SIX (6) AND SEVEN (7) OF BLOCK THREE (3) OF EDGEWOOD LAND AND LOGGING COMPANY SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 OF NE/4) AND OF LOTS 23, 24 AND 25 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 OF NE/4) OF SECTION 19, AND OF PART OF SECTION 18, SOUTH OF GULF COAST RAILROAD RIGHT OF WAY ALL IN TOWNSHIP 7 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 4 AT PAGE 145, CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED ("PROPERTY").

(FILED DURING THE PERIOD FROM JANUARY 1, 2001 TO DATE HEREOF)

OTHER THAN THE FOLLOWING, TO-WIT:

A Mortgage given by Debra Ann Colbert in favor of First Horizon Home Loan Corporation dated November 27, 2001 for the sum of \$42,000.00. Filed for record December 3, 2001 bearing Clerk's File No. 2566171. Recorded December 3, 2001 in Book 2414 of Mortgages, page 435.

A Judgment in Fourteenth Judicial District Court, Suit No. 2009-3302 against Debra Colbert in favor of Beneficial Louisiana, Inc dated February 1, 2009 for the sum of \$11,308.21, \$1,234.35 accrued interest, additional interest, attorney fees and costs. Filed for record February 2, 2010 bearing Clerk's File No. 2950823. Recorded February 2, 2010 in Book 3802 of Mortgages, page 540.

A Judgment in Fourteenth Judicial District Court, Suit No. 2010-5683 against Debra A. Colbert in favor of Discover Bank, Issuer of the Discover Card dated January 5, 2011 for the sum of \$7,968.77, interest, attorney fees and costs. Filed for record January 5, 2011 bearing Clerk's File No. 2991599. Recorded January 5, 2011 in Book 3945 of Mortgages, page 898.

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An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by Nationstar Mortgage LLC as attorney-in-fact for First Tennessee Bank, National Association successor by Merger to First Horizon Home Loan Corporation in favor of First Horizon Home Loans a division of First Tennessee Bank National Association dated August 1, 2013. Filed for record August 12, 2013 bearing Clerk's File No. 3107117. Recorded August 12, 2013 in Book 4371 of Mortgages, page 1.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by First Horizon Home Loans a division of First Tennessee Bank National Association in favor of Nationstar Mortgage, LLC dated January 29, 2014. Filed for record February 3, 2014 bearing Clerk's File No. 3126533. Recorded February 3, 2014 in Book 4442 of Mortgages, page 288.

A Notice of Repossession against Cheybrequa Colbert in favor of Santander Consumer USA dated February 11, 2015. Filed for record February 18, 2015 bearing Clerk's File No. 3172496. Recorded February 18, 2015 in Book 4609 of Mortgages, page 37.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by Nationstar Mortgage, LLC in favor of U. S. Bank National Association, not in its individual capacity but solely as trustee for NRZ Pass-Through Trust VIII dated February 27, 2017. Filed for record March 7, 2017 bearing Clerk's File No. 3267250. Recorded March 7, 2017 in Book 4980 of Mortgages, page 394.

A Federal Lien against Debra A. Colbert decd ID No. XXX-XX-6402 in favor of United States Internal Revenue Service dated June 2, 2017 for the sum of \$3,622.00, interest, penalties and costs. Filed for record June 13, 2017 bearing Clerk's File No. 3279002. Recorded June 13, 2017 in Book 5030 of Mortgages, page 51.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by U. S. Bank National Association, not in its individual capacity but solely as trustee for NRZ Pass-Through Trust VIII in favor of Cerastes, LLC dated April 8, 2019. Filed for record April 16, 2019 bearing Clerk's File No. 3350547. Recorded April 16, 2019 in Book 5335 of Mortgages, page 403.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by Cerastes, LLC in favor of Atlantica, LLC dated June 24, 2020. Filed for record July 1, 2020 bearing Clerk's File No. 3394014. Recorded July 1, 2020 in Book 5542 of Mortgages, page 499.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by Atlantica, LLC in favor of Limosa, LLC dated June 24, 2020. Filed for record July 1, 2020 bearing Clerk's File No. 3394015. Recorded July 1, 2020 in Book 5542 of Mortgages, page 501.

A Notice of Reinscription of above-described Mortgage bearing Clerk's File No. 2566171. Said Reinscription dated June 27, 2024. Filed for record June 27, 2024 bearing Clerk's File No. 3544587. Recorded June 27, 2024 in Book 6229 of Mortgages, page 663.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by Limosa, LLC in favor of Morgan Stanley Mortgage Capital Holdings, LLC dated September 17, 2024. Filed for record January 10, 2025 bearing Clerk's File No. 3561576. Recorded January 10, 2025 in Book 6302 of Mortgages, page 565.

A Loan Modification Agreement by and between Cheybrequa Colbert, successor in interest to Debra Colbert (deceased) and Selene Finance, LP, as attorney in fact for U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCAF Acquisition Trust dated July 9, 2025. Filed for record September 29, 2025 bearing Clerk's File No. 3585940. Recorded September 29, 2025 in Book 6403 of Mortgages, page 229.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2566171. Assignment given by Morgan Stanley Mortgage Capital Holdings, LLC in favor of U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCAF Acquisition Trust dated August 28, 2025. Filed for record April 1, 2026 bearing Clerk's File No. 3600791. Recorded April 1, 2026 in Book 6471 of Mortgages, page 857.

A Notice of Seizure given by Sheriff of Calcasieu Parish in suit entitled U.S. Bank Trust National Association, not in its individual capacity but solely as owner Trustee for RCAF Acquisition Trust Vs. No. 2026-3744 Cheybrequa Colbert and Debra Ann Colbert dated September 1, 2026. Filed for record September 1, 2026 bearing Clerk's File No. 3616154. Recorded September 1, 2026 in Book 6542 of Mortgages, page 72.

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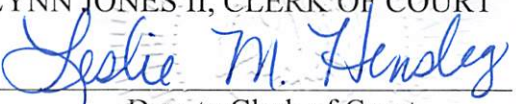
An Act of Correction of above-described Notice of Seizure bearing Clerk's File No. 3616154. Said Act of Correction dated September 4, 2026. Filed for record September 4, 2026 bearing Clerk's File No. 3616495. Recorded September 4, 2026 in Book 6543 of Mortgages, page 598.

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 8th day of September, A.D. 2026, at 12:01 o'clock A.M.

H. LYNN JONES II, CLERK OF COURT

BY:


Deputy Clerk of Court