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STATE OF LOUISIANA **SHERIFF SALE** OFFICE OF THE CLERK OF COURT
SUIT NO. 2026-3677
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:

GARY "STITCH" GUILLORY
SHERIFF

SEP 18 2026

CALCASIEU PARISH, LA

CHARLOTTE ANN ABSHIRE

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

LOT NINE (9) OF BLOCK ONE (1) OF OAK PARK ADDITION NO. 1 TO THE CITY OF LAKE CHARLES, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 144 OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING

(FILED DURING THE PERIOD FROM JANUARY 1, 2005 TO DATE HEREOF)

OTHER THAN THE FOLLOWING, TO-WIT:

A Mortgage given by Charlotte Ann Abshire in favor of LA Dotd Federal Credit Union dated January 17, 2005 for the sum of $36,000.00. Filed for record January 18, 2005 bearing Clerk's File No. 2703037. Recorded January 18, 2005 in Book 2951 of Mortgages, page 504.

An Affidavit of missing Assignment of the above-described Mortgage bearing Clerk's File No. 2703037. Assignment given by LA Dotd Federal Credit Union in favor of Ditech Financial, LLC dated February 28, 2020. Filed for record March 17, 2020 bearing Clerk's File No. 3385305. Recorded March 17, 2020 in Book 5492 of Mortgages, page 232.

An Assignment of the above-described Mortgage bearing Clerk's File No. 2703037. Assignment given by Ditech Financial, LLC in favor of Newrez LLC d/b/a Shellpoint Mortgage Servicing dated March 6, 2020. Filed for record March 17, 2020 bearing Clerk's File No. 3385306. Recorded March 17, 2020 in Book 5492 of Mortgages, page 235.

A Judgment in Lake Charles City Court, Suit No. 25-1734 against Charlotte Abshire in favor of Portfolio Recovery Associates, LLC dated September 24, 2025 for the sum of $4,605.56 and costs. Filed for record October 15, 2025 bearing Clerk's File No. 3587310. Recorded October 15, 2025 in Book 6409 of Mortgages, page 613.

A Notice of Seizure given by Sheriff of Calcasieu Parish in suit entitled Federal National Mortgage Association Vs. No. 2026-3677 Charlotte Ann Abshire dated September 2, 2026. Filed for record September 2, 2026 bearing Clerk's File No. 3616254. Recorded September 2, 2026 in Book 6542 of Mortgages, page 445.

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 3rd day of September, A.D. 2026, at 12:01 o'clock A.M.

H. LYNN JONES II, CLERK OF COURT

BY: Leslie M. Hensley

Deputy Clerk of Court