

STATE OF LOUISIANA --- PARISH OF EAST BATON ROUGE

MORTGAGE CERTIFICATE

I, DOUG WELBORN, CLERK OF COURT AND RECORDER FOR THE PARISH OF EAST BATON ROUGE, CERTIFY THAT THIS CERTIFICATE HAS BEEN RUN EXCLUSIVELY IN THE EXACT NAME OR NAMES HEREUNDER SET FORTH AND NOT IN ANY VARIATIONS OF SAID NAME OR NAMES. WHERE NO MIDDLE INITIALS HAVE BEEN FURNISHED, IDENTICAL NAMES WITH MIDDLE INITIALS HAVE NOT BEEN RUN AND WILL NOT BE UNLESS SPECIFICALLY REQUESTED.

PURSUANT TO LA R.S. 9:2743, I HEREBY CERTIFY THAT THERE ARE NO UNCANCELLED MORTGAGES OR INSTRUMENTS EVIDENCING PRIVILEGES OF RECORD IN THE MORTGAGE INDICES OF THIS OFFICE FROM 6/4/1990, IN THE EXACT NAME OR NAMES OF:

ANDRE RENARD TENNART, SR.

LENEAR THOMAS TENNART

LENEAR THOMAS

Affecting:

LOT 183, FOREST OAKS, FIFTH FILING

Except:

1st

Clerk's Certificate of Valuation of Minor's Property in Probate No. 73,478, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: IN THE MATTER OF THE TUTORSHIP OF ANDRE THOMAS, KAYLA THOMAS AND ANDREICA TENNART, wherein LENEAR TENNART, is to be appointed Natural Tutrix of the minor(s), ANDRE THOMAS, KAYLA THOMAS AND ANDREICA TENNART, and that according to the following detailed descriptive list certifies that claim for damages is \$760.34, for each minor. Recorded in the Mortgage Records on 12/26/2000, as Original 403, Bundle 11187.

2nd

Judgment in Suit Number 73478, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: IN THE MATTER OF THE TUTORSHIP OF ANDREW THOMAS, KAYLA THOMAS, AND ANDREICA TENNART. Is it hereby ordered to subordinate the Estimated Detailed Descriptive List recorded as Original 403, Bundle 11187, insofar as it affects the above described property to the new Mortgage with PLC FINANCE, Inc., in the amount of \$86,400.00. Order signed 7/12/2005, and recorded in the Mortgage Records on 7/15/2005, as Original 240, Bundle 11746.

3rd

Mortgage of date 7/19/2005, executed by ANDRE RENARD TENNART, SR. AND LENEAR THOMAS TENNART, in favor of SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP, in the amount of \$69,120.00. Recorded in the Mortgage Records on 7/20/2005, as Original 687, Bundle 11747.

4th

Judgment in Suit Number 0604-02456-D, City Court, City of Baton Rouge, State of Louisiana, in favor of ALLSTATE FINANCIAL SERVICES, and against ANDRE R. TENNART (XXX-XX-4344) AND LENEAR TENNART (XXX-XX-8545), in the amount of \$9,901.61. Judgment signed 8/9/2006, and recorded in the Mortgage Records on 10/11/2011, as Original 83, Bundle 12360.

5th

Judgment in Suit Number 0604-02456-D, City Court, City of Baton Rouge, State of Louisiana, in favor of ALLSTATE FINANCIAL SERVICES, and against ANDRE R. TENNART (XXX-XX-4344) AND LENEAR TENNART (XXX-XX-8545), in the amount of \$9,901.61. Judgment signed 8/9/2006, and recorded in the Mortgage Records on 12/19/2011, as Original 357, Bundle 12376.

6th

Assignment wherein that certain Mortgage in Original 687, Bundle 11747, is assigned to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC, ASSET BACKED-CERTIFICATES, SERIES 2005-HE11. Recorded in the Mortgage Records on 4/25/2012, as Original 878, Bundle 12404.

7th

Notice of Reinscription wherein that certain Judgment in Original 83, Bundle 12360, is reinscribed. Recorded in the Mortgage Records on 6/2/2015, as Original 561, Bundle 12657.

8th

Blight Court Order in Court Number BC-81960, against ANDRE RENARD TENNART, SR., in the amount of \$400.00. Order signed 2/1/2024, and recorded in the Mortgage Records on 2/15/2024, as Original 567, Bundle 13297. Said Blight Order covers Lot 183, Forest Oaks.

9th

Assignment wherein that certain Mortgage in Original 687, Bundle 11747, is assigned to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE11, ASSET-BACKED CERTIFICATES SERIES 2005-HE11. Recorded in the Mortgage Records on 3/11/2024, as Original 640, Bundle 13301.

10th

Notice to Attend Council Meeting in Condemnation Proceeding No. _____, wherein the City of Baton Rouge does order that ANDRE RENARD TENNART, SR., show cause if any, why a certain building should not be demolished or removed at their expense. Recorded in the Mortgage Records on 5/16/2024, as Original 626, Bundle 13312.

11th

Notice of Seizure in Suit Number 746278, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2005-HE11, ASSET-BACKED CERTIFICATES SERIES 2005-HE11 VS ANDRE RENARD TENNART, SR. A/K/A ANDRE TENNART, SR. INDIVIDUALLY AND AS SURVIVING SPOUSE IN COMMUNITY WITH LENEAR THOMAS TENNART, whereby the Sheriff's Office has sent notice to ANDRE RENARD TENNART, SR., A/K/A ANDRE TENNART, SR., INDIVIDUALLY AND AS SURVIVING SPOUSE IN COMMUNITY WITH LENEAR THOMAS TENNART. Recorded in the Mortgage Records on 6/11/2024, as Original 802, Bundle 13316.

12th

Decision and Order in Condemnation Proceeding No. 11496, wherein the City of Baton Rouge does order that ANDRE RENARD TENNART, SR. AND THE ESTATE OF LENEAR THOMAS TENNART has to repair, remove or demolish a certain building. Recorded in the Mortgage Records on 3/14/2025, as Original 778, Bundle 13360.

ALL ENCUMBRANCES ARE MORE FULLY DESCRIBED IN ORIGINAL.

THE PLACEMENT OF EACH ITEM LISTED ABOVE IS NOT INTENDED TO RANK THE ENCUMBRANCES AGAINST EACH OTHER AND THEIR ORDER THEREOF IS NOT INTENDED TO BE EXPRESSIVE OF THEIR PRIORITY.

Given under my hand and seal of office, on 6/4/2025, at 8:00 a.m.

DOUG WELBORN, CLERK OF COURT



BY: _____

DEPUTY CLERK AND RECORDER