

REAL ESTATE MORTGAGE CERTIFICATE

LMB

STATE OF LOUISIANA

PARISH OF LAFOURCHE

I, **ANNETTE M. FONTANA**, Clerk of Court and Ex-Officio Recorder, duly commissioned, qualified and sworn, in and for the aforesaid State and Parish, represented herein by **BRANDY M. HEBERT**, Deputy Clerk of Court, certify that this certificate has been ran exclusively in the name or names herein under set forth and not in any variations of any said name or names. I do hereby certify from the mortgage records of my office, from September 23, 1974, up to and including September 23, 2024 at 4:30 P.M., there are no mortgages or other encumbrances appearing of record in the name of:

SHAINA BOURDA

bearing on or affecting the following described property, to-wit:

DESCRIPTION:

A certain lot of ground, together with all buildings and improvements thereon, and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining, situated in the Parish of Lafourche, State of Louisiana, on the left descending bank of Bayou Lafourche, and better known as lot no. thirty-one (31) of Block E of Bayou Oak Subdivision, situated in Section 38 and 39, T18S, R21E, as shown on a plat of survey map of Picciola and Associates, Inc., C.E. Said lot of ground measuring one hundred ten (110') feet front, facing and alongside of White Oak Street, and measuring in the rear on the north side one hundred and fourteen hundredths (100.14') feet, by a depth of one hundred and forty-six hundredths (100.46'). Bounded on the south side or below by White Oak Street, bounded on the east side or towards the Marsh by Water Oak Street, bounded on the north side or above by lot no. nineteen (19) of Block E of said subdivision, and being bounded on the west side or towards Bayou Lafourche by lot no. thirty (30) of Block E of said subdivision.

And

A certain tract of land situated in the Parish of Lafourche, State of Louisiana, on the descending bank of Bayou Lafourche, at about 40 miles below the City of Thibodaux, measuring one hundred feet (100') and having a rear width of one hundred feet (100'), and further identified as being lot no. 30 of Block E of that certain map entitled, "Survey plat showing property of Custom Built Homes of Galliano, Inc., as Bayou Oak Subdivision, being in Sections 38 and 39, Township 18 South, Range 21 East, Cut Off, Louisiana" dated January 7, 1970, prepared by Picciola & Associates, Inc., Consulting Engineers & Surveyors. Said plat recorded on June 13, 1974, in the records of the Parish of Lafourche, in COB 516, folio 785-787, entry #389287.

OTHER THAN:

1. Any and all Ad Valorem taxes due in favor of the State of Louisiana, the Parish of Lafourche and also any municipal taxes due and owing if the above property is located in a municipality.

2. An Abstract of Inventory in re: Tutorship of Terry Brad Bourda, Probate No. 23476, on the docket of the 17th Judicial District Court, Parish of Lafourche, State of Louisiana, dated August 12, 2014, in connection with the application of Shaina Chantelle Bourda, as Natural Tutrix/Tutor of the said minor(s), filed and recorded on August 13, 2014, in Mortgage Book No. 1681, Page No. 245, Entry No. 1182972.

NOTE: A Subordination dated February 6, 2017, filed and recorded on February 8, 2017 in Miscellaneous Book No. 332, Page No. 4, Entry No. 1234356.

3. A Mortgage executed by Shaina Bourda in favor of Nations Direct Mortgage, LLC dba Motive Lending, for the sum of \$290,909.00, dated February 13, 2017; filed and recorded on February 14, 2017, in Mortgage Book No. 1831, Page No. 282, Entry No. 1234747.

NOTE: A Modification dated December 2, 2020, filed and recorded on July 21, 2021, in Mortgage Book No. 2156, Page No. 691, Entry No. 1320205.

NOTE: An Assignment dated February 20, 2023, filed and recorded on February 27, 2023, in Mortgage Book No. 2279, Page No. 685, Entry No. 1352433; the above Mortgage was assigned to Pennymac Loan Services, LLC, its successors and assigns.

4. A Mortgage executed by Shaina Chantelle Bourda in favor of U. S. Small Business Administration, An Agency of the United States Government, for the maximum amount limited to \$650,000.00, with a principal sum of \$173,200.00; dated April 18, 2022, filed and recorded on April 19, 2022, in Mortgage Book No. 2221, Page No. 444, Entry No. 1336116.

5. A Request for Notice of Seizure whereby notice of seizure be given to U. S. Small Business Administration, regarding the property owned by Shaina Chantelle Bourda, w/a/t/a Shaina Bourda, dated December 27, 2021, filed and recorded on April 19, 2022, in Mortgage Book No. 2221, Page No. 451, Entry No. 1336117.

6. A Judgment against Shaina C. Bourda in re: Bankers Healthcare Group, LLC Versus Shaina C. Bourda, No. 147313 on the docket of the 17th Judicial District Court, Parish of Lafourche, State of Louisiana, dated October 17, 2023, for the sum of \$35,050.79, with interest and costs; filed and recorded on October 27, 2023, in Mortgage Book No. 2331, Page No. 760, Entry No. 1364031.

7. A Notice of Seizure against Shaina Bourda in re: Pennymac Loan Servicing, LLC Versus Shaina Bourda, No. 149593 on the docket of the 17th Judicial District Court, Parish of Lafourche, State of Louisiana, dated April 9, 2024, for the sum of \$262207.20, with interest and costs; filed and recorded on August 7, 2024, in Mortgage Book No. 2374, Page No. 783, Entry No. 1376013.

8. A Notice of Seizure against Shaina Bourda in re: Pennymac Loan Servicing, LLC Versus Shaina Bourda, No. 149593 on the docket of the 17th Judicial District Court, Parish of Lafourche, State of Louisiana, dated April 9, 2024, for the sum of \$262207.20, with interest and costs; filed and recorded on August 7, 2024, in Mortgage Book No. 2374, Page No. 786, Entry No. 1376014.

9. A Notice of Seizure against Shaina Bourda in re: Pennymac Loan Servicing, LLC Versus Shaina Bourda, No. 149593 on the docket of the 17th Judicial District Court, Parish of Lafourche, State of Louisiana, dated July 19, 2024, for the sum of \$262207.20, with interest and costs; filed and recorded on August 7, 2024, in Mortgage Book No. 2374, Page No. 789, Entry No. 1376015.

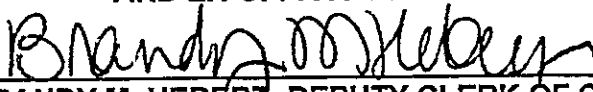
This certificate does not cover any state, parish or municipal taxes still outstanding on the said property.

IN TESTIMONY WHEREOF,

Witness my hand and seal of office at Thibodaux, Louisiana,

this 23rd day of September, A.D., 2024.

ANNETTE M. FONTANA
LAFOURCHE PARISH CLERK OF COURT
AND EX-OFFICIO RECORDER

BY: 
BRANDY M. HEBERT, DEPUTY CLERK OF COURT