

# Mortgage Certificate

State of Louisiana  
Parish of Lafourche



Office of Clerk and Ex-Officio Recorder

Cert#1189-2

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 the undersigned Deputy Clerk of Court, do hereby certify that I have examined the mortgage records of my office for 50 years up to and including December 8th 2025 at 4:30 P.M., and the only mortgages or encumbrances appearing in the name(s) of:

**SARAH MARTIN HOFFPAUIR**

**AFFECTING THE FOLLOWING DESCRIBED PROPERTY TO WIT:**

A CERTAIN TRACT OF LAND SITUATED IN THE PARISH OF LAFOURCHE AT ABOUT SIX MILES NORTH OF THIBODAUX, LOUISIANA, IN WHAT IS KNOWN AS THE CHOUPIC SETTLEMENT, MEASURING 131 FEET FRONT (115' AND 16') ON THE NORTHERLY SIDE OF THE PUBLIC ROAD BY A DEPTH ON ITS WESTERLY SIDELINE OF 189 FEET (150' AND 39') AND A DEPTH ON ITS EASTERLY SIDELINE OF 103.65 FEET, WITH A WIDTH ACROSS THE REAR OF 68.57 FEET; BOUNDED IN FRONT OR SOUTH BY THE PUBLIC ROAD; IN THE REAR OR NORTH BY OTHER HEIRS OF LEONARD D. PELTIER (NOW RODNEY PELTIER); ON THE EAST BY PROPERTY OF DAVIS PELTIER ( NOW RODNEY PELTIER); AND ON THE WEST BY LANDS OF SIDNEY BARRIOS, NOW OR FORMERLY, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON AND ALL THE RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING. ALL AS MORE FULLY SHOWN ON SURVEY OF BOBBY F. WARREN, SURVEYOR, DATED AUGUST 29, 1991, A COPY OF WHICH IS RECORDED AT ENTRY #740420, RECORDS OF LAFOURCHE PARISH, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.

**ARE LISTED AS FOLLOWS:**

**1st**

TYPE: MORTGAGE

MORTGAGOR: SARAH MARTIN HOFFPAUIR

MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMERICAN SOUTH FINANCIAL SERVICES, LLC

AMOUNT: \$ 149,494.00

EXECUTED DATE: 11/20/2019

RECORDED DATE: 11/22/2019

ENTRY NUMBER: 1287353

**NOTE:** A Modification Agreement dated 8/23/2021 filed and recorded on 10/18/2021 as Entry # 1324354, modifying a certain MORTGAGE recorded under Entry # 1287353.

**NOTE:** Assignment wherein a certain Mortgage recorded under Entry # 1287353 is assigned to CMG MORTGAGE, INC., recorded 5/3/2023, as Entry # 1355588.

**NOTE:** Assignment wherein a certain Mortgage recorded under Entry # 1287353 is assigned to FREEDOM MORTGAGE CORPORATION, recorded 3/31/2025, as Entry # 1385632.

**2nd**

TYPE: NOTICE OF SEIZURE  
JUDICIAL DISTRICT: 17TH  
CAPTION : FREEDOM MORTGAGE CORPORATION VS. SARAH MARTIN HOFFPAUIR  
SUIT NUMBER: 151794  
AGAINST: SARAH MARTIN HOFFPAUIR  
AMOUNT: \$144,195.43 WITH INTERESTS AND COSTS  
EXECUTED DATE: 10/7/2025  
RECORDED DATE: 10/9/2025  
ENTRY NUMBER: 1395302

**3rd**

TYPE: NOTICE OF SEIZURE  
JUDICIAL DISTRICT: 17TH  
CAPTION : FREEDOM MORTGAGE CORPORATION VS. SARAH MARTIN HOFFPAUIR  
SUIT NUMBER: 151794  
AGAINST: SARAH MARTIN HOFFPAUIR  
AMOUNT: \$144,195.43 WITH INTERESTS AND COSTS  
EXECUTED DATE: 10/7/2025  
RECORDED DATE: 10/9/2025  
ENTRY NUMBER: 1395303

**EXCEPTING TAXES AND RESTRICTIONS.**

This certificate, regardless of present or past ownership of said property, is made in the said name(s) exactly as stated above given and in no other name or names or variations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, AT THIBODAUX, LOUISIANA, LAFOURCHE PARISH, LOUISIANA, ON THIS THE 8th DAY OF December, 2025.

*Brandy M Hebert*



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**Brandy M. Hebert Deputy Clerk and Ex-officio Recorder**  
Lafourche Parish, Louisiana