

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 4/9/1990, IN THE EXACT NAME OR NAMES OF:

RYAN EDWIN CAUSEY
MAGGIE LEANNE ETHRIDGE

Affecting:

LOT 59, BRIDLEWOOD SUBDIVISION

Except:

1st

Mortgage of date 5/26/2011, executed by RYAN EDWIN CAUSEY AND MAGGIE LEANNE ETHRIDGE, in favor of IBERIABANK MORTGAGE COMPANY, in the amount of \$192,006.00. Recorded in the Mortgage Records on 6/6/2011, as Original 759, Bundle 12327.

2nd

Assignment wherein that certain Mortgage in Original 759, Bundle 12327, is assigned to CARRINGTON MORTGAGE SERVICES, LLC. Recorded in the Mortgage Records on 1/7/2019, as Original 98, Bundle 12934.

3rd

Judgment in Suit Number 160,131, 21st Judicial District Court, Parish of Livingston, State of Louisiana, in favor of STEVEN DEARMAN AND BRANDY DEARMAN, and against CONCRETE MAGIC DESIGNS, LLC AND RYAN CAUSEY, in the amount of \$17,852.00. Judgment signed 5/8/2019, and recorded in the Mortgage Records on 5/28/2019, as Original 757, Bundle 12959.

4th

Loan Modification Agreement wherein that certain Mortgage in Original 759, Bundle 12327, is modified by CARRINGTON MORTGAGE SERVICES, LLC. Recorded in the Mortgage Records on 10/2/2020, as Original 787, Bundle 13056.

5th

Assignment wherein that certain Mortgage in Original 759, Bundle 12327, is assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F. Recorded in the Mortgage Records on 1/31/2022, as Original 292, Bundle 13165.

6th

Judgment in Suit Number C-714675, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, in favor of LVNV FUNDING LLC, and against MAGGIE ETHRIDGE (SSN XXX-XX-1571), in the amount of \$3,399.57. Judgment signed 10/21/2022, and recorded in the Mortgage Records on 11/3/2022, as Original 781, Bundle 13223.

7th

Notice of Seizure in Suit Number 723669, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST VS RYAN EDWIN CAUSEY AKA RYAN E. CAUSEY AKA RYAN CAUSEY AND MAGGIE LEANNE ETHRIDGE A/K/A MAGGIE L. ETHRIDGE A/K/A MAGGIE ETHRIDGE, whereby the Sheriff's Office has sent notice to MAGGIE LEANNE ETHRIDGE. Recorded in the Mortgage Records on 11/14/2022, as Original 556, Bundle 13225.

8th

Notice of Seizure in Suit Number 723669, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST VS RYAN EDWIN CAUSEY AKA RYAN E. CAUSEY AKA RYAN CAUSEY AND MAGGIE LEANNE ETHRIDGE A/K/A MAGGIE L. ETHRIDGE A/K/A MAGGIE ETHRIDGE, whereby the Sheriff's Office has sent notice to RYAN EDWIN CAUSEY. Recorded in the Mortgage Records on 11/14/2022, as Original 557, Bundle 13225.

9th

Notice of Right To Rescission wherein appeared RYAN CAUSEY, who did declare and say that I did not receive disclosure of my Right to Rescission in or on the original contract at any time during the closing of the loan in 2011, I now reserve my rights to rescind the loan at this time during foreclosure. Recorded in the Mortgage Records on 9/7/2023, as Original 629, Bundle 13272.

10th

Lien executed by CITY OF CENTRAL, and against RYAN EDWIN CAUSEY AND MAGGIE LEANNE ETHRIDGE, in the amount of \$1,375.00. Recorded in the Mortgage Records on 5/13/2024, as Original 998, Bundle 13311.

11th

Assignment wherein that certain Mortgage in Original 759, Bundle 12327, is assigned to WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST. Recorded in the Mortgage Records on 8/5/2024, as Original 723, Bundle 13325.

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 4/9/2025, at 8:00 a.m.

DOUG WELBORN, CLERK OF COURT



BY: _____

DEPUTY CLERK AND RECORDER