

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 11/5/1990, IN THE EXACT NAME OR NAMES OF:

SHANTE DREWERY LYONS FOSTER

JAMES ROBERT FOSTER, III

Affecting:

LOT 3, SAGEFIELD

Except:

1st

Bond Forfeiture Judgment in Suit Number 01-92-400, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, in favor of STATE OF LOUISIANA, and against JAMES FOSTER AND NATIONAL AMERICAN AND BEN BONDING, in the amount of \$10,000.00. Judgment signed 5/11/1992, and recorded in the Mortgage Records on 5/22/1992, as Original 850, Bundle 10308.

2nd

Bond Forfeiture Judgment in Suit Number 01-92-400, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, in favor of STATE OF LOUISIANA, and against JAMES FOSTER AND NATIONAL AMERICAN AND BEN BONDING, in the amount of \$10,000.00. Judgment signed 8/6/1992, and recorded in the Mortgage Records on 8/13/1992, as Original 317, Bundle 10330.

3rd

Notice of Federal Tax Lien against JAMES FOSTER, in the amount of \$1,825.95. Recorded in the Mortgage Records on 12/9/1997, as Original 818, Bundle 10846.

4th

Notice of Federal Tax Lien against JAMES FOSTER, in the amount of \$5,797.31. Recorded in the Mortgage Records on 9/6/2000, as Original 235, Bundle 11155.

5th

Tax Lien executed by Louisiana Department of Revenue, and against FOSTER, JAMES, in the amount of \$499.57. Recorded in the Mortgage Records on 4/17/2002, as Original 652, Bundle 11337.

6th

Mortgage of date 2/1/2008, executed by SHANTE DREWERY LYONS FOSTER AND JAMES ROBERT FOSTER III, in favor of TAYLOR, BEAN & WHITAKER MORTGAGE CORP., in the amount of \$149,458.00. Recorded in the Mortgage Records on 2/6/2008, as Original 380, Bundle 12030.

7th

Identification Letter wherein appeared JAMES R. FOSTER, III, who advised that JAMES FOSTER, in that certain Federal Tax Lien in Original 235, Bundle 11155 and Tax Lien in Original 652, Bundle 11337, is not the same person as JAMES R. FOSTER, III (DOB 3/20/69 and SSN XXX-XX-3301). Recorded in the Mortgage Records on 12/3/2008, as Original 449, Bundle 12110.

8th

Judgment in Suit Number 539460, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, in favor of CACV OF COLORADO, LLC, and against SHANTE L. DREWERY A/K/A SHANTE LYONS A/K/A SHANTE FOSTER, (SSN: XXX-XX-1952), in the amount of \$4,049.91. Judgment signed 1/21/2009, and recorded in the Mortgage Records on 2/13/2009, as Original 402, Bundle 12125.

9th

Assignment wherein that certain Mortgage in Original 380, Bundle 12030, is assigned to BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP. Recorded in the Mortgage Records on 5/14/2012, as Original 618, Bundle 12409.

10th

Assignment wherein that certain Mortgage in Original 380, Bundle 12030, is assigned to SELENE FINANCE LP. Recorded in the Mortgage Records on 1/8/2015, as Original 547, Bundle 12627.

11th

Judgment in Suit Number 15-00793-A, City Court, City of Baton Rouge, State of Louisiana, in favor of BATON ROUGE FINANCIAL SERVICES, LLC, and against JAMES R. FOSTER, III A/K/A ROBERT J. FOSTER, III (SS# XXX-XX-0812), in the amount of \$1,999.99. Judgment signed 5/11/2015, and recorded in the Mortgage Records on 6/3/2015, as Original 875, Bundle 12657.

12th

Loan Modification Agreement wherein that certain Mortgage in Original 380, Bundle 12030, is modified by SELENE FINANCE LP. Recorded in the Mortgage Records on 1/6/2017, as Original 66, Bundle 12784.

13th

Partial Claim Mortgage of date 12/16/2016, executed by SHANTE DREWERY LYONS FOSTER, in favor of SECRETARY OF HOUSING AND URBAN DEVELOPMENT, in the amount of \$29,112.90. Recorded in the Mortgage Records on 1/6/2017, as Original 73, Bundle 12784.

14th

Loan Modification Agreement wherein that certain Mortgage in Original 380, Bundle 12030, is modified by SELENE FINANCE LP. Recorded in the Mortgage Records on 4/5/2019, as Original 386, Bundle 12950.

15th

Loan Modification Agreement wherein that certain Mortgage in Original 380, Bundle 12030, is modified by SELENE FINANCE LP. Recorded in the Mortgage Records on 9/28/2021, as Original 299, Bundle 13138.

16th

Notice of Seizure in Suit Number 730632, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: SELENE FINANCE LP VS SHANTE DREWERY LYONS FOSTER (AKA SHANTE DREWERY, SHANTE LYONS, SHANTE FOSTER) AND JAMES ROBERT FOSTER, III (AKA JAMES ROBERT FOSTER), whereby the Sheriff's Office has sent notice to JAMES ROBERT FOSTER, III (AKA JAMES ROBERT FOSTER). Recorded in the Mortgage Records on 5/1/2023, as Original 104, Bundle 13251.

17th

Notice of Seizure in Suit Number 730632, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: SELENE FINANCE LP VS SHANTE DREWERY LYONS FOSTER (AKA SHANTE DREWERY, SHANTE LYONS, SHANTE FOSTER) AND JAMES ROBERT FOSTER, III (AKA JAMES ROBERT FOSTER), whereby the Sheriff's Office has sent notice to SHANTE DREWERY LYONS FOSTER, (AKA SHANTE DREWERY, SHANTE LYONS, SHANTE FOSTER). Recorded in the Mortgage Records on 5/1/2023, as Original 105, Bundle 13251.

18th

Loan Modification Agreement wherein that certain Mortgage in Original 380, Bundle 12030, is modified by SELENE FINANCE LP. Recorded in the Mortgage Records on 11/13/2023, as Original 481, Bundle 13284.

19th

Mortgage of date 8/4/2023, executed by SHANTE DREWERY LYONS FOSTER, in favor of SECRETARY OF HOUSING AND URBAN DEVELOPMENT, in the amount of \$12,047.02. Recorded in the Mortgage Records on 11/13/2023, as Original 482, Bundle 13284.

20th

Loan Modification Agreement wherein that certain Mortgage in Original 380, Bundle 12030, is modified by SELENE FINANCE LP. Recorded in the Mortgage Records on 7/19/2024, as Original 962, Bundle 13322.

21st

Notice of Seizure in Suit Number 762552, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: SELENE FINANCE LP VS SHANTE DREWERY LYONS FOSTER AND JAMES ROBERT FOSTER, III, whereby the Sheriff's Office has sent notice to SHANTE DREWERY LYONS FOSTER. Recorded in the Mortgage Records on 6/16/2025, as Original 995, Bundle 13376.

22nd

Notice of Seizure in Suit Number 762552, 19th Judicial District Court, Parish of East Baton Rouge, State of Louisiana, titled: SELENE FINANCE LP VS SHANTE DREWERY LYONS FOSTER AND JAMES ROBERT FOSTER, III, whereby the Sheriff's Office has sent notice to JAMES ROBERT FOSTER, III. Recorded in the Mortgage Records on 6/16/2025, as Original 996, Bundle 13376.

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 11/5/2025, at 8:00 a.m.

DOUG WELBORN, CLERK OF COURT



BY: _____

DEPUTY CLERK AND RECORDER