

Year: 2025  
B AND P PROPERTIES, LLC  
288 CANINO RD  
RAYNE LA 70578  
UNITED STATES

Assessment Number: 0610429400  
Roll: 1-REAL  
Ward: 6  
Location Code: 13  
SALA: NO

Physical Address: 712 SPRUCE ST

## Assessment Report

Taxes are for : Parish Ward 6		Taxes Excluded by		Taxes Excluded by		Total Taxes Excluded: 0.00	
Crowley		Exemption: 0.00		Homestead: 0.00			
Assessed Value:	4,310	Municipal Tax:	130.13	Municipal Mil:	30.1900		
Homestead Value:	0	Parish Tax:	235.75	Parish Mil:	54.6900		
Exempt Value:	0	Total Tax:	365.88	Fees:	0.00		
Total Exempt Value:	0						
Taxable Parish Value:	4,310						

### Tax Items

Tax Item	Class	Description	Assessed Value	Homestead	Units	Market Value
184291	3400	RESIDENTIAL SUBDIVISION LOT	810	0	2	8,100
184292	4000	SINGLE FAMILY RESIDENCE	3,500	0	1	35,000

### Ownerships

Name	Primary	Ownership	% Owned	Homestead	% HS	From Date	To Date
B AND P PROPERTIES, LLC	YES		100.00		0.00	3/19/2018	

### Prior Ownerships

Name	Primary	Ownership	% Owned	Homestead	% HS	From Date	To Date
TAYLOR, CHRISTOPHER KYLE	YES		50.00		100.00	1/5/2001	5/21/2004
TAYLOR, TONYA MARTIN	NO		50.00		100.00	5/21/2004	3/19/2018
TAYLOR, COREY MICHAEL	YES		50.00		100.00	5/21/2004	3/19/2018
LEON							
TAYLOR, MELISSA GAIL	NO		50.00		100.00	1/5/2001	5/21/2004
BERTRAND							

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### Legal Description

LOTS 11-12 BLK 62 CICO ADD #1 (2 LOTS)(IMP A2-1165)(LOT SIZE: 40 X 132)  
ACQ: STEVEN KEITH TAYLOR ET AL 98 #647061 T55-450; AMEND JUDGEMENT  
98 #647311 T55-858; CORR 98 #647060 T55-448; 97 #631156 O54-781;  
#6659; #205164 B9-64; 85 #13375 Z49-570

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### Sales

Type	Register Number	Sales Date	Book/Page	Sales Price
Cash Sale	893879	3/19/2018	N70/835	\$ 40,000.00
Cash Sale	728511	5/21/2004	J60/178	\$ 44,300.00

56  
Filed 11-67 at 8:15 AM

15TH JUDICIAL DISTRICT COURT  
PARISH OF ACADIA  
STATE OF LOUISIANA

SUCCESSIONS OF  
THONIS HEBERT

AND

VIOLA SPELL HEBERT

:  
:  
:  
: PROBATE DOCKET NO. 6659  
:  
:

JUDGMENT

This is an application by the surviving heir of the decedent's, THONIS HEBERT and VIOLA SPELL HEBERT, namely OLA MAE HEBERT TAYLOR, to be recognized as such and as such to be placed into possession and decreed to be the owner of all property owned by decedent's at the time of their deaths, in accordance with the provisions of the Louisiana Inheritance Laws.

A sworn itemized and descriptive list of all property owned by decedents at the time of their deaths, was filed in the petition herein in according to said itemized list; there is no inheritance tax due by petitioner as surviving heir of the decedents; which allegation has been concurred in by the Attorney for the Inheritance Tax Collector as shown by his written concurrence.

Due proof of same having been made in the evidence being in favor thereof, and petitioner having proved that she is entitled to the release sought for and for reasons orally assigned,

IT IS ORDERED, ADJUDGED AND DECREED that the sworn itemized list of all property owned by the decedents, THONIS HEBERT and VIOLA SPELL HEBERT, at the time of their deaths, as filed in these proceedings be and the same is hereby approved and homologated.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that there is no inheritance tax whatsoever due by the Estate or

EDWARDS,  
EDWARDS,  
&  
BROADHURST  
P. O. DRAWER 504  
CROWLEY, LA. 70528

367  
Successions of the decedents, THOMAS HEBERT and VIOLA SPELL HEBERT, nor by their heirs, and same are hereby decreed free and exempt from the payment of any inheritance tax whatsoever.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that all banks, trust companies, corporations, individuals in the Treasury Department of the United States, or any other persons, firms or corporations, having on deposit or in its, theirs, or his possession any money, certificate of deposits, bonds, shares of stock or other things of value belonging to decedents, THOMAS HEBERT and VIOLA SPELL HEBERT or to the Estate or in which decedents owned an interest at the time of their deaths be, being it and they are hereby ordered and that the petitioner be recognized as owner of the property listed below.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that OLA MAE HEBERT TAYLOR be recognized and decreed to be the sole and only surviving child of the decedents, THOMAS HEBERT and VIOLA SPELL HEBERT and that such she be recognized as the sole and only heir of decedents, THOMAS HEBERT and VIOLA SPELL HEBERT, and recognized as owner and sent into possession as heir of all property owned by decedents at the time of their deaths to the following described property to-wit:

A certain tract or parcel of land together with all buildings and improvements located thereon, consisting of two (2) lots designated as Lots Eleven (11) and Twelve (12) of Block 62 of the Crowley Industrial Company #2 Sub-division in the City of Crowley, Acadia Parish, Louisiana, as will more fully appear from a plat of survey filed in the records of Acadia Parish, Louisiana.

JUDGMENT RENDERED, READ AND SIGNED in Chambers at Crowley, Acadia Parish, Louisiana, this 10<sup>th</sup> day of April, 1967.

FILED 4-11-1967

*Edw. Edwards*  
CLERK OF COURT  
ACADIA PARISH, LA.

*Marie C. Edwards*  
DISTRICT JUDGE

EDWARDS,  
EDWARDS,  
&  
BROADHURST  
P. O. DRAWER 504  
CROWLEY, LA. 70526

0631156

97 JAN -8 AM 10:09  
*Rebecca Dine*  
ACADIA PARISH, LA  
DEPUTY CLERK

1420

STATE OF LOUISIANA

PARISH OF ACADIA

ACT OF DONATION

BE IT KNOWN, that on January 30, 1998, before me, Wayland H. Vincent, a Notary Public, duly commissioned and qualified in and for the aforementioned state and parish, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

**OLA MAE HEBERT TAYLOR**, whose Tax Identification Number 439-16-1975, widow of Millard D. Taylor, of full age of majority domiciled in Acadia Parish, whose present mailing address is 725 East Ash Street, Crowley, Louisiana; hereinafter referred to as "DONOR",

and

**STEVEN KEITH TAYLOR**, whose Tax Identification Number is 439-84-9482, husband of Rhonda Melancon, domiciled in Acadia Parish, whose present mailing address is 5086 White Oak Hwy, Branch, Louisiana 70516 ;

**DANA ANN TAYLOR FOREMAN**, whose Tax Identification Number is 433-96-6393, wife of Michael Foreman, domiciled in Acadia Parish, Louisiana, whose present mailing address is 1096 Schule Rd., Crowley, Louisiana 70526; and

**CHRISTOPHER KYLE TAYLOR**, whose Tax Identification Number is 434-04-5938, husband of Melissa Bertrand, domiciled in Acadia Parish, whose present mailing address is 712 E. Spruce Street, Crowley, Louisiana 70526; hereinafter referred to as "DONEE",

who, after being duly sworn by me, declared that in consideration of the affection which DONOR has and bears for DONEE, DONOR does by these presents irrevocably give, grant and donate, inter-vivos unto the said DONEE the following described property, to-wit:

A one-half (1/2) interest to Steven Keith Taylor, a one-fourth interest (1/4th) interest to Dana Ann Taylor foreman, and a one-fourth (1/4th) interest to Christopher Kyle Taylor in the property described as follows, to-wit:

4-23-1998 Act of Conveyance filed under 647060 2013 755 pg. 448.

**Tract 1.**

A certain tract or parcel of land together with all buildings and improvements thereon, consisting of one (1) Lot and designated as Lot Five (5) of Block 62 of the Crowley Industrial Company #1 Subdivision to the City of Crowley, Acadia Parish, Louisiana, as will more fully appear from a plat of survey filed in the records of Acadia Parish, Louisiana.

The above described property was purchased from Forrest J. Abshire by Act of Cash Sale dated August 15, 1973, on file and of record in the Office of the Clerk of Court, Acadia Parish, Louisiana.

**Tract 2.**

A certain tract or parcel of land together with all buildings and improvements thereon, consisting of two (2) Lots and designated as Lots Eleven (11) and Twelve (12) of Block 62 of the Crowley Industrial Company #2 Subdivision to the City of Crowley, Acadia Parish, Louisiana, as will more fully appear from a plat of survey filed in the records of Acadia Parish, Louisiana.

The above described property was inherited by DONOR by Judgment in the Succession of Thonis Hebert and Viola Spell Hebert, Probate Docket Number 6659, Fifteenth Judicial District Court, Parish of Acadia, State of Louisiana.

THIS DONATION is conditioned upon OLA MAE HEBERT TAYLOR reserving, receiving and being granted a usufruct for life of the above described property and DONEES hereby recognize and agree that DONOR shall possess a usufruct for life of the above described property.

DONOR declares that it is her intention to make a donation inter vivos to DONEE. The property donated herein shall be the separate property of DONEE. The parties hereto acknowledge that the current fair market value of the property donated herein is \$20,000. DONEE appears herein and accepts this donation in accordance with the terms hereof and acknowledges gratitude therefor.

This donation is made as an extra portion, not subject to collation.

Taxes for the current year will be Prorated.

Any and all certificates required by law are waived.

Apparers recognize that, except to the extent separately certified in writing, no title examination of said property has been performed by any undersigned Notary. Property description furnished by the parties. The parties release the undersigned Notary and/or preparer from any liability in connection with the preparation and/or recordation of this document.

THUS DONE AND SIGNED at Crowley, Acadia Parish, Louisiana, on the day and date first above mentioned, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

**WITNESSES:**

*James L. L. L. L.*

Peggy C. Faulk

Ola Mae Hebert Taylor  
OLA MAE HEBERT TAYLOR

**OLA MAE HEBERT TAYLOR**

**"DONOR"**

**"DONOR"**  
*Stewart K. Bays*

**STEVEN KEITH TAYLOR**

**"DONEE"**

Dana Ann Saylor Foreman

**DANA ANN TAYLOR FOREMAN**

**"DONEE"**

Chot K. Taylor

**CHRISTOPHER KYLE TAYLOR**

**"DONEE"**

  
WAYLAND H. VINCENT, NOTARY PUBLIC

**WAYLAND H. VINCENT, NOTARY PUBLIC**

1998 APR 23 A 8:54  
*Rebecca A. Moncreaux*  
ACADIA PARISH, LA.  
DEPUTY CLERK  
STATE OF LOUISIANA

647060

ACT OF CORRECTION

PARISH OF ACADIA

BE IT KNOWN, that on this 25th day of March, 1998, before me, Marie Beslin Trahan, a Notary Public duly commissioned and qualified in and for the Parish and State aforesaid and in the presence of the undersigned competent witnesses, personally appeared WAYLAND H. VINCENT, a Notary Public in and for aforesaid Parish and State, who declared that the hereinafter described instrument was passed before him and recorded in Acadia Parish, Louisiana, as follows, to-wit:

Act of Donation dated December 30, 1996 and recorded January 8, 1997, under Original File Number 631156 and in Conveyance Book 0-54 at Page 781 of the records of the office of the Clerk of Court of Acadia Parish, Louisiana, said Act of Donation being from Ola Mae Hebert Taylor to Steven Keith Taylor et als.

That in the aforesaid Act of Donation, Tract 2 was erroneously described as follows, to-wit:

Tract 2.

A certain tract or parcel of land together with all buildings and improvements thereon, consisting of two (2) Lots and designated as Lots Eleven (11) and Twelve (12) of Block 62 of the Crowley Industrial Company #2 Subdivision to the City of Crowley, Acadia Parish, Louisiana, as will more fully appear from a plat of survey filed in the records of Acadia Parish, Louisiana.

Now, by reason of the foregoing recital, appearer does hereby agree to correct the aforesaid Act so as to properly reflect the description of said property in the following manner, to-wit:

A certain tract or parcel of land together with all buildings and improvements thereon, consisting of two (2) Lots and designated as Lots Eleven (11) and Twelve (12) of Block 62 of the Crowley Industrial Company #1 Subdivision to the City of Crowley, Acadia Parish, Louisiana, as will more fully appear from a plat of survey filed in the records of Acadia Parish, Louisiana.

And, I, Notary, do hereby authorize, request and direct the Clerk of Court and Ex-Officio Registrar of Conveyances to note the within Act of Correction in the margin of the records under Original File Number 631156 and in Conveyance Book 0-54 at Page 781, records of the office of the Clerk of



Court of Acadia Parish, Louisiana, to serve as notice of said correction and as occasion may demand.

THUS DONE, READ AND SIGNED in Acadia Parish, Louisiana, on the day, month and year first above mentioned, in the presence of the undersigned competent witnesses, with appearer and me, Notary Public.

WITNESSES:

Robert Duhon

Wayland H. Vincent  
WAYLAND H. VINCENT

Beatrice G. Combe

Maria Beshin Trahan

NOTARY PUBLIC  
ACADIA PARISH, LOUISIANA

EX T5564 0449

NON-CERTIFIED COPY

CASH SALE OF PROPERTY

1998 APR 23 A 8:54

647061

*Rebecca A. Moncaup*  
ACADIA PARISH, LA.  
DEPUTY CLERK

STATE OF LOUISIANA

PARISH OF ACADIA

BE IT KNOWN, That on this the

22nd

day of the month of April

In the year of our Lord, Nineteen Hundred Ninety-eight (1998).

BEFORE ME, a Notary Public, duly commissioned and sworn for the Parish of Acadia, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned, personally appeared

STEVEN KEITH TAYLOR, Social Security Number 439-84-9482, husband of Rhonda Melancon, a resident of Acadia Parish, Louisiana, with mailing address of 5086 White Oak Highway, Branch, Louisiana 70516, and DANA ANN TAYLOR FOREMAN, Social Security Number 433-96-6393, wife of Michael W. Foreman, a resident of Acadia Parish, Louisiana, with mailing address of 1096 Schule Road, Crowley, Louisiana 70526,

hereinafter, whether one or more, referred to as a VENDOR, who declared, that for the consideration, and on the terms and conditions hereinafter set forth, vendor does by these presents, grant, bargain, sell, assign, convey, set over and deliver with all legal warranties, unto

CHRISTOPHER KYLE TAYLOR, Social Security Number 434-04-5938, and his wife, MELISSA GAIL BERTRAND TAYLOR, Social Security Number 434-61-6645, residents of Acadia Parish, Louisiana, with mailing address of 712 East Spruce Street, Crowley, Louisiana 70526,

hereinafter, whether one or more, referred to as PURCHASER, here present, purchasing and accepting for purchaser and purchaser's successors, heirs, and assigns and acknowledging delivery and possession thereof, the following described property, to wit:

Those two (2) certain lots or parcels of ground, together with all buildings and improvements thereon and thereto belonging, situated in the Crowley Industrial Companies No. 1 Subdivision to the City of Crowley, Acadia Parish, Louisiana, known and designated as Lots Eleven (11) and Twelve (12) of Block Sixty-two (62) of said Subdivision, as per plat thereof on file and of record in the office of the Clerk of Court of Acadia Parish, Louisiana.

The above and foregoing property bears address of 712 East Spruce Street, Crowley, Louisiana 70526.

APR 25 1998 0450

NON-CERTIFIED COPY

To have and to hold said property unto the said purchaser, and purchaser's successors, heirs and assigns forever. And the said vendor moreover transfers unto the said purchaser all rights and actions of warranty to which vendor is entitled against all former owners and proprietors of the property herein conveyed, subrogating the said purchaser to said rights and actions to be enjoyed by purchaser and exercised as they might have been by the present vendor.

This sale is made and accepted for and in consideration of the price and sum of EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$18,750.00)----- DOLLARS

in cash Current Money, the receipt whereof is hereby acknowledged and full acquittance and discharge granted therefor.

The parties hereto waive the production of mortgage, conveyance, tax and other certificates, and relieve and release me, Notary, from any and all responsibility in connection therewith.

No title examination of the property herein conveyed was requested by any of the parties to this act, or made by me, Notary. The taxes on the within described property for the current year are to be ~~paid by the Vendor~~ (paid by the Purchaser) ~~from the date of the sale~~ the date of the sale. Future taxes are to be paid by the purchaser.

DONE AND PASSED in the Parish of Acadia, in my office, the day, month and year aforesaid in the presence of

lawful witnesses, residing in this parish, who have signed with the appearers, and me, Notary Public, after reading the whole.

WITNESSES:

*Deanne Mecke*  
*[Signature]*

*Steven Keith Taylor*  
STEVEN KEITH TAYLOR

*Dana Ann Taylor Foreman*  
DANA ANN TAYLOR FOREMAN

*Christopher Kyle Taylor*  
CHRISTOPHER KYLE TAYLOR

*Melissa Gail Bertrand Taylor*  
MELISSA GAIL BERTRAND TAYLOR

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EX-115 T55 FEB 0451

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Mari Berlin Fraker*  
NOTARY PUBLIC

NON-CERTIFIED COPY

1998 APR 28 P 2: 19

647311

*Sandra Rye*  
ACADIA PARISH, LA  
DEPUTY CLERK

98 APR 23 AM 8: 29

SUCCESSION  
OF

CLERK OF COURT  
ACADIA PARISH

FIFTEENTH JUDICIAL DISTRICT COURT  
ACADIA PARISH, LOUISIANA

THONIS HEBERT AND  
VIOLA SPELL HEBERT

PROBATE DOCKET NUMBER 6659

\* \* \* \* \*

AMENDED JUDGMENT OF POSSESSION

\* \* \* \* \*

CONSIDERING the Petition and the proceedings previously had, satisfactory proof having been submitted to the Court that there is no additional inheritance tax due, and the law and the evidence being in favor thereof, and for the reasons this day orally assigned:

IT IS ORDERED, ADJUDGED AND DECREED that the Judgment of Possession previously rendered herein on April 10, 1967, is amended so as to reflect the correct property description of the property listed in said succession as follows, to-wit:

A certain tract or parcel of land together with all buildings and improvements located thereon, consisting of two (2) Lots designated as Lots Eleven (11) and Twelve (12) of Block 62 of the Crowley Industrial Company #1 Subdivision to the City of Crowley, Acadia Parish, Louisiana, as will more full appear from a plat of survey filed in the records of Acadia Parish, Louisiana.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that in all other regards, the Judgment previously rendered in this matter on April 10, 1967 shall remain in full force and effect.

JUDGMENT RENDERED AND SIGNED in Chambers at Crowley, Acadia Parish, Louisiana, on this 27<sup>TH</sup> day of April, 1998.

*Don Aaron, Jr.*  
J U D G E

FILED 4-23 1998

*Lammy L. Reppard*  
DEPUTY CLERK OF COURT  
ACADIA PARISH, LOUISIANA

2004 MAY 21 P 4: 04

728511

*Justin McCall*  
ACADIA PARISH, LA.  
DEPUTY CLERK

STATE OF LOUISIANA

PARISH OF ACADIA

ACT OF CASH SALE

BE IT KNOWN, that on May 21, 2004, before me, Joseph J. Vincent, Notary Public, duly commissioned and qualified, and in the presence of the undersigned witnesses, personally came and appeared:

Christopher Kyle Taylor, Tax Identification Number 434-04-5938, and Melissa Gail Bertrand Taylor, Tax Identification Number 434-04-6645, husband and wife domiciled in Acadia Parish, and whose present mailing address is 712 East Spruce Street Crowley, Louisiana 70526, hereafter referred to jointly as "SELLER";

who declared that for the price of FORTY-FOUR THOUSAND THREE HUNDRED (\$44,300.00) DOLLARS cash, receipt of which is acknowledged, SELLER hereby sells and delivers with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

Corey Michael Leon Taylor, whose Tax Identification Number is 434-49-3971, and Tonya Martin Taylor, whose Tax Identification Number is 432-49-7834, husband and wife domiciled in Acadia Parish, and whose present mailing address is 5086 White Oak HWY. Branch, Louisiana 70516, hereafter referred to jointly as "PURCHASER";

the following described property, with all its component parts, including all rights, ways, privileges, servitudes and appurtenances thereto belonging, the possession of which PURCHASER acknowledges:

Those two (2) certain lots or parcels of ground situated in the Crowley Industrial Companies #1 Subdivision to the City of Crowley, Acadia Parish, Louisiana, know and designated as Lots Eleven (11) and Twelve (12) of Block Sixty-two (62) of said Subdivision, as per plat thereof on file and of record in the office of the Clerk of Court of Acadia Parish, Louisiana.

The property conveyed herein has as its address 712 East Spruce Street, Crowley, Louisiana 70526.

Taxes for the current year will be Prorated. In accordance with La. R.S. 9:2721, notice is given that the PURCHASER first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be sent to the address shown above for said PURCHASER.

All parties signing the within instrument have declared themselves to be of full legal capacity and have declared that the name, marital status, domicile and address of each is correct as set

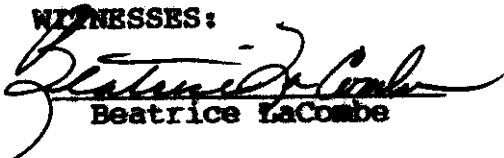
forth above.

All agreements and stipulations herein and all the obligations assumed herein shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the PURCHASER, PURCHASER's heirs and assigns shall have and hold the described property in full ownership forever.

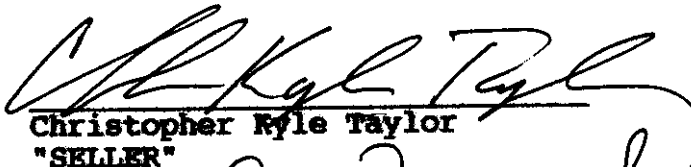
Appearers recognize that, except to the extent separately certified in writing, no title examination of said property has been performed by any undersigned Notary.

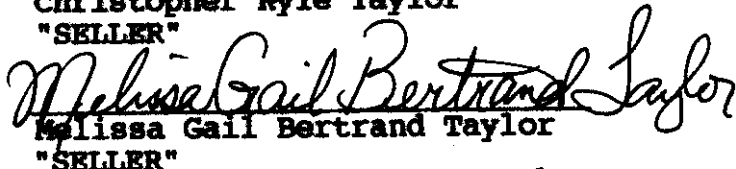
THUS DONE AND PASSED at Crowley Acadia Parish, Louisiana, in the presence of the undersigned competent witnesses, who sign with appearers and me, Notary, after due reading of the whole.

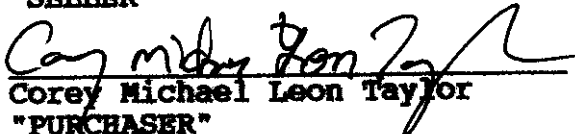
WITNESSES:

  
Beatrice LaCombe

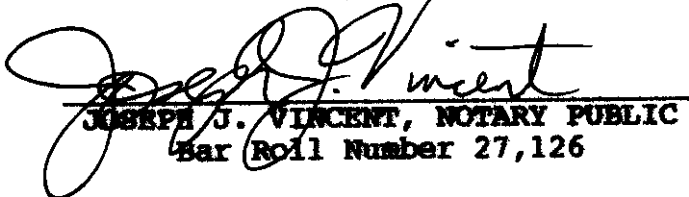
  
Lisa Vincent

  
Christopher Ryle Taylor  
"SELLER"

  
Melissa Gail Bertrand Taylor  
"SELLER"

  
Corey Michael Leon Taylor  
"PURCHASER"

  
Tonya Martin Taylor  
"PURCHASER"

  
JOSEPH J. VINCENT, NOTARY PUBLIC  
Bar Roll Number 27,126

**Acadia Parish Recording Page**  
**Robert T. "Robby" Barousse**  
Clerk Of Court

500 N Parkerson Ave  
Crowley, LA 70526

Act

893880

893880

Received From

TUTEN TITLE & ESCROW LLC  
326 SETTLERS TRACE SUITE 101A  
LAFAYETTE, LA 70508

VR Mort Prmt

B & P PROPERTIES LLC

VE Mort Prmt

BA-IBERIABANK

Kind

MULTI INDEBTEDNESS MTGE

Index Type: MORTGAGES

MORT Book: 1012 Page: 760

Recording Pages: 16

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Acadia Parish, LA.

On (Recorded Date): 03/19/2018

At (Recorded Time): 10:32:13 AM



Robert T. "Robby" Barousse  
CLERK OF COURT  
Parish of Acadia

Scan Page Count: 15

Recorded 03/19/2018 at 10:32:13 AM

Act Number 893880

MORTGAGES Book 1012 Page 760

*[Signature]*  
Deputy Clerk

Do not Detach this Recording Page from Original Document

66 760-

NON-CERTIFIED COPY

## MULTIPLE INDEBTEDNESS MORTGAGE

**Mortgagor: B AND P PROPERTIES LLC  
288 CANINO ROAD  
RAYNE, LA 70578**

**Mortgagee: IBERIABANK  
Broadmoor  
5301 Johnston Street  
Lafayette, LA 70503**

**MULTIPLE INDEBTEDNESS MORTGAGE**

**UNITED STATES OF  
AMERICA**

**BY: B AND P PROPERTIES LLC**

**STATE OF LOUISIANA  
PARISH OF ACADIA**

**IN FAVOR OF:**

**IBERIABANK**

**And Any Future Holder or Holders**

**BE IT KNOWN, that on March 14, 2018;**

**BEFORE ME, the undersigned Notary Public, and in the presence of the undersigned  
competent witnesses;**

**PERSONALLY CAME AND APPEARED:**

**B AND P PROPERTIES LLC, a limited liability company duly organized,  
validly existing and in good standing under the laws of the State of  
Louisiana and has its registered offices at 288 CANINO ROAD, RAYNE, LA,  
70578, appearing herein through its duly authorized member(s);**

**WHO DECLARED THAT:**

### **TERMS AND CONDITIONS:**

**INDEBTEDNESS.** The word "Indebtedness" as used in this Mortgage means individually, collectively and interchangeably any and all present and future loans, advances, and/or other extensions of credit obtained and/or to be obtained by Mortgagor from Mortgagee, as well as Mortgagee's successors and assigns, from time to time, one or more times, now and in the future, under any and all promissory notes evidencing such present and/or future loans, advances, and/or other extensions of credit, including without limitation, a Note dated March 14, 2018, in the principal amount of \$30,000.00, from Mortgagor to Mortgagee, and any and all amendments thereto and/or substitutions therefor, and any and all renewals, extensions and refinancings thereof, as well as any and all other obligations, including, without limitation, Mortgagor's covenants and agreements in any present or future loan or credit agreement or any other agreement, document or instrument executed by Mortgagor and liabilities that Mortgagor may now and/or in the future owe to and/or incur in favor of Mortgagee, whether direct or indirect, or by way of assignment or purchase of a participation interest, and whether related or unrelated, or whether committed or purely discretionary, and whether absolute or contingent, liquidated or unliquidated, voluntary or involuntary, determined or undetermined, due or to become due, and whether now existing or hereafter arising, or otherwise secured or unsecured, whether Mortgagor is obligated alone or with others on a "solidary" or "joint and several" basis, as a principal obligor or as a surety, guarantor, or endorser, of every nature and kind whatsoever. Notwithstanding any other provision of this Mortgage, the maximum amount of Indebtedness secured hereby shall be limited to \$50,000,000.00.

**GRANTING OF MORTGAGE.** And now, in order to secure the prompt and punctual payment and satisfaction of the Indebtedness, in principal, interest, costs, expenses, attorneys' fees and other fees and charges, and additionally to secure repayment of any and all Additional Advances that Mortgagee may make on behalf of Mortgagor as provided in this Mortgage,

00 761

NON-CERTIFIED COPY



**MULTIPLE INDEBTEDNESS MORTGAGE**  
**(Continued)**

Loan No: 5300589314

Page 2

together with interest thereon, Mortgagor does by these presents specifically mortgage, affect and hypothecate unto and in favor of Mortgagee, any and all of Mortgagor's present and future rights, title and interest in and to the following described Property located in ACADIA Parish, State of Louisiana:

The Immovable (real) property specifically described as follows:

Those two (2) certain lots or parcels of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging and all appurtenances thereof, situated in Acadia Parish, Louisiana, being known and designated as LOT ELEVEN (11) and LOT TWELVE (12) of BLOCK SIXTY-TWO (62) of CROWLEY INDUSTRIAL COMPANY #1 Subdivision to the City of Crowley, as per that certain plat prepared by Frank R. Lyman, dated September 12, 1961, on record with the Clerk of Court of Acadia Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.

Together with any and all present and future buildings, constructions, component parts, improvements, attachments, appurtenances, fixtures, rights, ways, privileges, advantages, batture, and batture rights, servitudes and easements of every type and description, now and/or in the future relating to the Property, and any and all items and fixtures attached to and/or forming integral or component parts of the Property in accordance with the Louisiana Civil Code.

The Property or its address is commonly known as 712 E. SPRUCE ST, CROWLEY, LA 70526.

**MORTGAGE SECURING FUTURE INDEBTEDNESS.** This Mortgage has been executed by Mortgagor pursuant to Article 3298 of the Louisiana Civil Code for the purpose of securing Mortgagor's Indebtedness that may now be existing or that may arise in the future as provided herein, with the preferences and priorities provided under applicable Louisiana law. However, nothing under this Mortgage shall be construed as limiting the duration of this Mortgage or the purpose or purposes for which Mortgagor's Indebtedness may be requested or extended. Mortgagor's additional loans will automatically be secured by this Mortgage without the necessity that Mortgagor agrees or consents to such a result at the time additional loans are made and that the note or notes evidencing such additional loans reference the fact that such notes are secured by this Mortgage. Mortgagor understands that Mortgagor may not subsequently have a change of mind and insist that Mortgagor's additional loans not be secured by this Mortgage unless Mortgagee specifically agrees to such a request in writing.

**DURATION OF MORTGAGE.** This Mortgage will remain in effect until (A) all of the Indebtedness is fully paid and satisfied and there is no agreement or commitment to advance any additional Indebtedness; and (B) Mortgagor cancels this Mortgage by filing a written cancellation instrument signed by Mortgagee. When all of the Indebtedness is fully paid and satisfied and there is no agreement or commitment to advance any additional Indebtedness, Mortgagor may request Mortgagee to sign such a written cancellation instrument by writing Mortgagee at the above address or at such other address as Mortgagee may advise. Mortgagee may delay providing Mortgagor with such a mortgage cancellation instrument for a period of sixty (60) days following receipt of Mortgagor's written request, or such longer time as may be necessary for Mortgagee to verify that all conditions precedent for mortgage cancellation have been satisfied.

**PROHIBITIONS REGARDING PROPERTY.** So long as this Mortgage remains in effect, Mortgagor shall not, without the prior written consent of Mortgagee, sell, transfer, forego, assign, do anything or permit anything to be done that may in any way affect Mortgagee's security interests and rights in and to the mortgaged Property, or create or permit to exist any Encumbrance in or against any of the Property, in favor of any person other than Mortgagee.

**REPRESENTATIONS AND WARRANTIES CONCERNING THE PROPERTY.** Except as previously disclosed to Mortgagee in writing, Mortgagor represents and warrants that: (A) Mortgagor is and will continue to be the lawful owner of the Property; (B) Mortgagor has the right to mortgage the Property to Mortgagee; (C) as of the time this Mortgage is recorded, there are no Encumbrances affecting the Property; (D) the security rights and interest granted under this Mortgage will at no time become subordinate or junior to any security rights, interests, liens, or claims of, or in favor of, any person, firm, corporation, or other entity; and (E) this Mortgage is binding upon Mortgagor as well as Mortgagor's heirs, successors, legatees, administrators, executors, representatives and assigns, and is legally enforceable in accordance with its terms. The above representations and warranties, and all other representations and warranties contained in this Mortgage, are and will be continuing in nature and will remain in full force and effect until such time as this Mortgage is cancelled in the manner provided above.

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**MULTIPLE INDEBTEDNESS MORTGAGE**  
**(Continued)**

Loan No: 5300589314

Page 13

amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Louisiana Commercial Laws (La. R.S. 10: 9-101, et seq.):

**Additional Advance.** The words "Additional Advance" mean any and all additional sums that Mortgagee may advance on Mortgagor's behalf as provided under this Mortgage.

**Advance.** The word "Advance" means a disbursement of Loan funds made, or to be made, to Mortgagor or on Mortgagor's behalf on a line of credit or multiple advance basis under the terms and conditions of this Mortgage.

**Borrower.** The word "Borrower" means B AND P PROPERTIES LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Encumbrance.** The word "Encumbrance" means individually, collectively and interchangeably any and all presently existing and/or future mortgages, liens, privileges and other contractual and/or statutory security interests and rights, of every nature and kind, whether in admiralty, at law, or in equity, that now and/or in the future may affect the Property or any part or parts thereof.

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**ERISA.** The word "ERISA" means the Employee Retirement Income Security Act of 1974, as amended from time to time, and including all regulations and published interpretations of the act.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Mortgage in the default section of this Mortgage.

**GAAP.** The word "GAAP" means generally accepted accounting principles.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Indebtedness.** The word "Indebtedness" means and includes all amounts identified in the Indebtedness section of this Mortgage.

**Mortgage.** The word "Mortgage" means this Multiple Indebtedness Mortgage as this Multiple Indebtedness Mortgage may be amended, supplemented, restated or otherwise modified from time to time.

**Mortgagee.** The word "Mortgagee" means IBERIABANK, Mortgagee's successors and assigns, and any future holder or holders of the Indebtedness or any interest therein.

**Mortgagor.** The word "Mortgagor" means individually, collectively and interchangeably B AND P PROPERTIES LLC, as well as any and all persons and entities subsequently purchasing the mortgaged Property, with or without assumption of this Mortgage.

**Note.** The word "Note" means the note or credit agreement dated March 14, 2018, in the principal amount of \$30,000.00 from B AND P PROPERTIES LLC to Lender, together with all substitute or replacement notes therefor, as well as all renewals, extensions, modifications, refinancings, consolidations and substitutions of and for the note or credit agreement.

**Property.** The word "Property" means all of Mortgagor's right, title and interest in and to all the Property as described in the "Granting of Mortgage" section of this Mortgage.

**MULTIPLE INDEBTEDNESS MORTGAGE**  
**(Continued)**

Loan No: 5300589314

Page 14

**Real Property.** The words "Real Property" mean the real immovable property, interests and rights, as further described in this Mortgage.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rights.** The word "Rights" means any and all of Mortgagor's additional rights collaterally assigned and pledged to Mortgagee as provided under this Mortgage.

**THUS DONE AND PASSED**, on the day, month and year first written above, in the presence of the undersigned Notary and the undersigned competent witnesses, who hereunto sign their names with Mortgagor after reading of the whole.

**WITNESSES:**

x Nick Hundley  
Witness

x Sharon L. Core  
Witness SHARON L. CORE

**MORTGAGOR:**

**B AND P PROPERTIES LLC**

● Bennett Guidry III  
BENNETT GUIDRY III, Manager of B AND P PROPERTIES LLC

● Patricia Guidry  
PATRICIA GUIDRY, Member of B AND P PROPERTIES LLC

[Signature]  
NOTARY PUBLIC  
LA Bar/Notary ID No. 69095



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Those two (2) certain lots or parcels of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging and all appurtenances thereof, situated in Acadia Parish, Louisiana, being known and designated as LOT ELEVEN (11) and LOT TWELVE (12) of BLOCK SIXTY-TWO (62) of CROWLEY INDUSTRIAL COMPANY #1 Subdivision to the City of Crowley, as per that certain plat prepared by Frank R. Lyman, dated September 12, 1961, on record with the Clerk of Court of Acadia Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.

Being the same property acquired by Corey Michael Leon Taylor and Tonya Martin Taylor from Christopher Kyle Taylor and Mellissa Gail Bertrand Taylor by way of Cash Sale dated May 21, 2004, recorded under File No. 728511 of the records of Acadia Parish Clerk of Court.

Said lot bears a municipal address of 712 East Spruce Street, Crowley, Louisiana 70526.

Title Ins. Prod: Tuten Title & Escrow, LLC  
Address: 326 Settlers Trace, Lafayette, Louisiana 70508  
Prod. Lic. # 567727  
Title Ins. Underwriter: Commonwealth Land Title Insurance Company  
Title Opinion By: Meghan L. Young  
LA Bar Roll #: 33441

**Acadia Parish Recording Page**  
**Robert T. "Robby" Barousse**  
Clerk Of Court

500 N Parkerson Ave  
Crowley, LA 70526

Act

886354

886354

Received From

QUICK TRACK ASSET RECOVERY LLC

VR Mort Prmt

TAYLOR, HARRY

VE Mort Prmt

NOTICE

Kind

NOTICE OF REPOSSESSION

Index Type: MORTGAGES

MORT Book: 995 Page: 214

Recording Pages: 2

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Acadia Parish, LA.

On (Recorded Date): 06/05/2017

At (Recorded Time): 11:57:40 AM



Robert T. "Robby" Barousse  
CLERK OF COURT  
Parish of Acadia

Scan Page Count: 1

Recorded 06/05/2017 at 11:57:40 AM

Act Number 886354

MORTGAGES Book 995 Page 214

*Kelsey Noan*  
Deputy Clerk

Do not Detach this Recording Page from Original Document

214

NON-CERTIFIED COPY

**Notice of Repossession of Personal Property**

This is to inform the proper Officials and the recorder of mortgages of a  
self-help repossession on the following debtor:

**DEBTOR: HARRY TAYLOR DOB: 11/25/1968**

**CO- DEBTOR: COREY TAYLOR DOB: 05/30/1996**

**VEHICLE INFORMATION: 2011 Ford Fusion**

**VIN: 3FAHP0JG4BR320053**

**LIEN HOLDER: Credit Acceptance 85436710**

**Recovery Information**

**Recovered from: 300 2nd st**

**Easterwood LA 70546**

**Recovery Date: 05/31/2017**

**Storage Location: QTAR Lafayette 110 Bonin Rd #1 Lafayette LA 70508**

318-757-0048

FD

OFI# 32-838

**Amount paid** \_\_\_\_\_

01 215

NON-CERTIFIED COPY

**Acadia Parish Recording Page**  
**Robert T. "Robby" Barousse**  
Clerk Of Court

500 N Parkerson Ave  
Crowley, LA 70526

**Act**

893879

893879

**Received From**

TUTEN TITLE & ESCROW LLC  
326 SETTLERS TRACE SUITE 101A  
LAFAYETTE, LA 70508

**VR Conv Prmt**

TAYLOR, COREY MICHAEL LEON

**VE Conv Prmt**

B & P PROPERTIES LLC

**Kind**

CASH SALE \$40,000.00

**Index Type:** CONVEYANCES

CONV Book: N70 Page: 835

**Recording Pages:** 4

**Recorded Information**

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Acadia Parish, LA.

**On (Recorded Date):** 03/19/2018

**At (Recorded Time):** 10:29:58 AM



Robert T. "Robby" Barousse  
CLERK OF COURT  
Parish of Acadia

**Scan Page Count:** 3

Recorded 03/19/2018 at 10:29:58 AM

Act Number 893879

CONVEYANCES Book N70 Page 835

*10/19/2018*  
Deputy Clerk

**Do not Detach this Recording Page from Original Document**

## CASH SALE

### STATE OF LOUISIANA

### PARISH OF LAFAYETTE

On this 14th day of March, 2018, before me, a Notary Public for the Parish of LAFAYETTE, State of Louisiana, and in the presence of the subscribing witnesses personally appeared:

**Corey Michael Leon Taylor (SSN: XXX-XX-3971) and Tonya Martin Taylor (SSN: XXX-XX-7834), both persons of the full age of majority, mentally competent and residents of the Parish of Lafayette, State of Louisiana, who, after having been first duly sworn did depose and say that they have each been married but once and then to each other, and that they are presently living and residing together, with a current mailing address of 2700 Ambassardor Caffery Pkwy. Apt. 139, Lafayette, LA 70506;**

hereinafter referred to as SELLER, who declared that for the price of Forty Thousand and 00/100 Dollars (\$40,000.00)\* cash, receipt of which is hereby acknowledged, SELLER does hereby sell and deliver, with full warranty of title and subrogation to all rights and actions of warranty SELLER may have, unto:

**B and P Properties, LLC (TIN: XX-XXX9778), domiciled in the Parish of Lafayette, State of Louisiana, represented herein by Bennett Guidry, III, its duly authorized Managing Member, and Patricia Guidry, its duly authorized Member, pursuant to that certain Certificate of Authority attached hereto and made a part hereof, with a current mailing address of 288 Canino Road, Rayne, LA 70578;**

hereinafter called BUYER, the following described property, the possession and delivery of which BUYER acknowledges:

**Those two (2) certain lots or parcels of ground, together with all improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging and all appurtenances thereof, situated in Acadia Parish, Louisiana, being known and designated as LOT ELEVEN (11) and LOT TWELVE (12) of BLOCK SIXTY-TWO (62) of CROWLEY INDUSTRIAL COMPANY #1 Subdivision to the City of Crowley, as per that certain plat prepared by Frank R. Lyman, dated September 12, 1961, on record with the Clerk of Court of Acadia Parish, Louisiana, which plat of survey is made a part hereof by reference thereto.**

**Being the same property acquired by Corey Michael Leon Taylor and Tonya Martin Taylor from Christopher Kyle Taylor and Mellissa Gail Bertrand Taylor by way of Cash Sale dated May 21, 2004, recorded under File No. 728511 of the records of Acadia Parish Clerk of Court.**

**Said lot bears a municipal address of 712 East Spruce Street, Crowley, Louisiana 70526.**

**TO HAVE AND TO HOLD the above described property, together with all rights, title and interests appurtenant thereto, including all of Seller's right, title, and interest, if any, in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate (collectively, the "Property"), unto the said Buyer and Buyer's successors, heirs and assigns forever.**

**This sale is made and accepted subject to the declarations, restrictive covenants, servitudes, easements, rights of way, set back lines, building restrictions, mineral reservations, mineral leases, leases and obligations of ownership, etc., affecting the above described property in the Clerk of Court's Office for the Parish aforementioned above.**

**SELLER conveys all oil, gas and mineral rights in, under or pertaining to the property herein conveyed, subject to all previous mineral reservations and/or oil, gas, and/or mineral leases filed of record with the clerk of court.**

**The parties hereto take cognizance of the fact that the undersigned Notary was not requested to, nor has he made, an oil, gas, and other mineral title examination of the subject property and it is recognized and acknowledged by and between Purchasers and Seller that Seller may not be the owner of any or the entirety of the oil, gas, and other minerals lying in, on or under the property above described, and accordingly the undersigned Notary does not warrant full release of surface rights in connection with outstanding oil, gas, and mineral rights affecting the subject property.**

**It is understood by the parties hereto that the SELLER herein makes no warranty as to soil conditions on the lot herein conveyed, the warranty referred to herein being restricted in its interpretation to warrant solely as to marketability of title.**

**BUYER REPRESENTS TO SELLER THAT BUYER HAS MADE A THOROUGH INSPECTION OF AND IS FAMILIAR WITH THE PROPERTY AND THE IMPROVEMENTS THEREON SOLD HEREIN. SELLER AND PURCHASER HEREBY ACKNOWLEDGE AND RECOGNIZE THAT THE PROPERTY BEING SOLD AND PURCHASED IS TO BE TRANSFERRED IN "AS IS" CONDITION, AND PURCHASERS DO HEREBY RELIEVE AND RELEASE SELLER FROM ANY AND ALL CLAIMS FOR ANY VICES OR DEFECTS IN SAID PROPERTY, WHETHER OBVIOUS OR LATENT, KNOWN OR UNKNOWN AND PARTICULARLY FOR ANY CLAIMS OR CAUSES OF ACTION FOR REDHIBITION**



PURSUANT TO LOUISIANA CIVIL CODE ARTICLES 2520, ET SEQ., OR FOR DIMINUTION OF PURCHASE PRICE PURSUANT TO LOUISIANA CIVIL CODE ARTICLES 2541, ET SEQ. ADDITIONALLY, PURCHASERS AGREE AND ACKNOWLEDGE THAT THIS SALE IS MADE WITHOUT WARRANTY OF FITNESS FOR ANY ORDINARY USE PURSUANT TO LOUISIANA CIVIL CODE ARTICLE 2524. BUYER HEREBY WAIVES ANY AND ALL RIGHTS BUYER MAY HAVE IN CONNECTION THEREWITH. BUYER AND SELLER ACKNOWLEDGE THAT THIS PROVISION HAS BEEN NEGOTIATED BETWEEN THEM. BUYER UNDERSTANDS THE MEANING AND SIGNIFICANCE OF THIS PROVISION AND BUYER AND SELLER ACKNOWLEDGE AND AGREE THAT THE SALES PRICE AND TERMS AND CONDITIONS OF THE SALE WERE ESTABLISHED BY THEM AFTER HAVING TAKEN INTO ACCOUNT THE PRESENT CONDITION OF THE PROPERTY SOLD HEREIN.

Notwithstanding the foregoing, Buyer does not release builder of the above described property from any rights, claims, and/or causes of action Buyer may or might have against the Builder as outlined in the Louisiana New Home Warranty Act found at Louisiana Revised Statute 9:3141, et. seq.


\*The sales price recited herein does not necessarily reflect discounts or other concessions made by the SELLER to the BUYER.

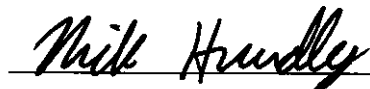
All parties signing the within instrument have declared themselves to be of full legal capacity. The certificate of mortgages required by Article 3361 of the revised Civil Code of Louisiana is dispensed with by the parties. Taxes for the current year 2018 have been pro-rated. All agreements and stipulations herein contained and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the BUYER, his/her heirs and assigns shall have and hold the described property in full ownership forever.

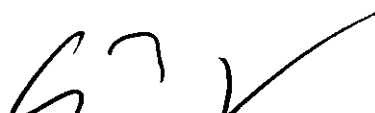
No title opinion was requested of or performed by the Notary undersigned, and the parties hereto exonerate said Notary from any liability therefor or in connection therewith.

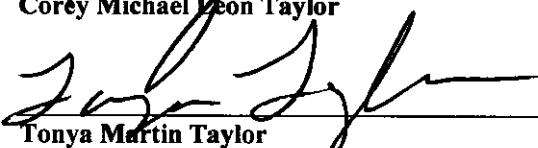
THUS DONE, READ AND PASSED at my office in Lafayette, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the date first above written after due reading of the whole.

WITNESSES:


  
SHARON L. CORE

  
Nick Hundley

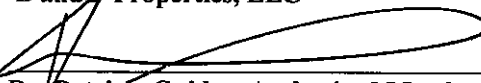
  
Corey Michael Leon Taylor

  
Tonya Martin Taylor

B and P Properties, LLC

  
By: Bennett Guidry, III, Authorized Managing Member

B and P Properties, LLC

  
By: Patricia Guidry, Authorized Member

  
NOTARY PUBLIC

Title Ins. Prod: Tuten Title & Escrow, LLC  
Address: 326 Settlers Trace, Lafayette, Louisiana 70508  
Prod. Lic. # 567727  
Title Ins. Underwriter: Commonwealth Land Title Insurance Company  
Title Opinion By: Meghan L. Young  
LA Bar Roll #: 33441



**CERTIFICATE OF AUTHORITY**

Pursuant to the Louisiana Business Corporation Act, as the same may be amended, and in lieu of a meeting of the Members and Managers for such purposes, the undersigned, being all of the Members and Managers of **B and P Properties, LLC** (the "Company"), a limited liability company organized and existing under the laws of the State of Louisiana, do hereby certify the following:

That **Bennett Guidry, III** ("Authorized Managing Member") and/or **Patricia Guidry** ("Authorized Member"), is hereby authorized, empowered and directed, for and on behalf of the Company and in its name, to:

1. Purchase, exchange, sell, donate, lease, develop, subdivide, partition or otherwise acquire or alienate any and all types of property, whether movable, immovable, real, personal or mixed, whether now owned or hereafter acquired by the Company, and to execute any and all contracts containing such terms and conditions as the said Agent determines fit and proper, and to generally do any and all things which may be necessary, in the Agents sole discretion to effectuate any of the matters contained herein;
2. Borrow money for the Company in such amounts and payable in such a manner and bearing such interest rates as the Agent may determine proper. In connection with the authority herein granted, the Agent is hereby authorized and empowered for and on behalf of the Company to mortgage any of the property, whether movable, immovable, real, personal or mixed, owned by the Company to secure any loan, such acts of Mortgage to contain all of the usual and customary clauses contained in mortgage instruments in Louisiana, including the confession of Judgment, waiver of appraisal and the pact de non alienando, and to execute any notes and mortgages and any and all other closing documents which the Agent may deem necessary in order to borrow money, and to generally do any and all things which may be necessary, in the Agents sole discretion to effectuate any of the matters contained herein;
3. Sign any lease, acts of sale, acts of mortgage, acts of collateral mortgage, acts of multiple indebtedness mortgage, security agreements, acts of sale with mortgage, acts of assumption of mortgage, partitions, acts of exchange, acts of correction, contracts, loan agreements, acts of assignment, acts of pledge, promissory notes (as maker or endorser), guarantees, settlement statements and any and all other documents necessary to carry out the authority granted herein.
4. Generally to do any and all other acts that the Agent may in his/her sole discretion consider appropriate in order to effectuate any of the matters described herein, all upon such terms and conditions as the Agent considers appropriate, and all pursuant to such documents and instruments, containing such clauses and provisions, as the said Agent may in their sole discretion consider appropriate.

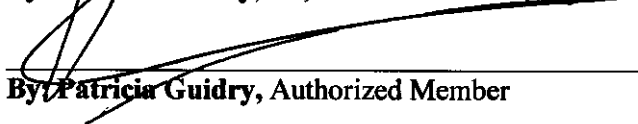
All previous actions taken by any Authorized Agent on behalf of the Company are hereby ratified, confirmed and acknowledged and adopted as action of the Company, and shall be fully binding upon the Company.

The undersigned certify that the subscribers to this Certificate of Authority are authorized to grant the authority contained herein pursuant to the Articles of Organization of the Company on file with the Louisiana Secretary of State, and all third parties may rely on all certificates by the undersigned, in their capacity as Members and certifying officials of the Company, which Articles of Organization are still in full force and effect as of the date hereof, and have not been changed, modified or rescinded.

THUS DONE AND SIGNED by the Members and Managers and Certifying Officials of **B and P Properties, LLC** on the 14 day of March, 2018.

**B and P Properties, LLC**

  
By: **Bennett Guidry, III**, Authorized Managing Member

  
By: **Patricia Guidry**, Authorized Member

610164-23

LVNV FUNDING LLC

NUMBER: 202510587

VERSUS

15TH JUDICIAL DISTRICT COURT

CALEB LEBLANC

PARISH OF ACADIA

STATE OF LOUISIANA

**CONSENT JUDGMENT**

The parties appear for the purpose of entering a Consent Judgment.

~~LVNV Funding LLC by Gregory M. Eaton,~~

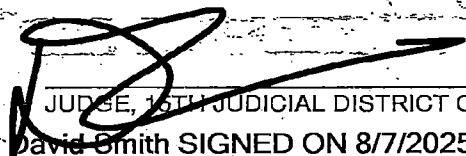
Caleb Leblanc

After considering the filings, Consent Judgment, and the law and evidence being in favor of the plaintiff on the defendant's Auto Loan, account bearing #\*\*\*\*\*3262:

IT IS ORDERED, ADJUDGED, AND DECREED that judgment be rendered in favor of the Plaintiff, LVNV Funding LLC, and against the defendant, Caleb Leblanc (SSN \*\*\*-\*\*-6972), in the full sum of \$10,884.53, together with 8.25% interest from date of judgment, and attorney's fees in the amount of 25% of the total of both principal and interest, and all costs of these proceedings.


IT IS FURTHER ORDERED that this matter may be satisfied as to Caleb Leblanc, through payments of \$454.00 per month, due on the 1st day of each month beginning July 01 2025, until paid; in default of which the entire balance shall be due without the need of further proceedings of this court.

JUDGMENT RENDERED, READ AND SIGNED in Crowley, LA this \_\_\_\_ day of

  
JUDGE, 15TH JUDICIAL DISTRICT COURT  
David Smith SIGNED ON 8/7/2025

**BY ATTORNEY:**

EATON GROUP ATTORNEYS, LLC  
PO BOX 3001 BATON ROUGE, LA 70821  
309 NORTH BLVD. BATON ROUGE, LA 70801  
TELEPHONE: (225) 378-3123

BY:   
FOR THE FIRM:  
GREGORY M. EATON (#5260)  
LEWIS E. EATON (#39872)  
MARKITA S. HAWKINS (#35812)  
WILLIAM S. TEBBE (#40071)  
SHANNON W. HULTBERG (#27141)

**CLERK OF COURT CERTIFICATE**

Notice of Judgment was mailed to the defendant.

on the 07 day of  
August 2025

BY:   
DEPUTY CLERK OF COURT

I ACKNOWLEDGE THE DEBT, I WAIVE CITATION, SERVICE, PETITION AND ALL DELAYS. I INTEND FOR ANY FACSIMILE SIGNATURE TO BE CONSIDERED AN ELECTRONIC SIGNATURE UNDER FEDERAL AND STATE LAW (LA. R.S. 9:2607) AND BE RECEIVED AS AN ORIGINAL.

  
CALEB LEBLANC

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_



PO Box 3001• Baton Rouge, LA 70821 • Toll Free: (800) 238-3291 • Fax: (225) 378-3100  
Website: [www.eatongroup.com](http://www.eatongroup.com)





Certified True and  
Correct Copy  
CertID: 2025080700057

Acadia Parish  
Deputy Clerk Of Court

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