

SHERIFF'S SALE

7P

Twenty-first Judicial District Court of Louisiana, in and for the Parish of Tangipahoa

U S BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-IGLOO SERIES IV TRUST

VS.2024-0001733 A

6/22/2024

JOSEPH D. PELLEGRIN AND ANGELICA PELLEGRIN

By virtue of a WRIT OF SEIZURE AND SALE issued out of the Twenty-first Judicial District Court of Louisiana in and for the Parish of Tangipahoa, in the above entitled and numbered suit I have seized and will proceed to sell at public auction, for cash, to the last and highest bidder and according to law, sale to take place VIA AN ONLINE AUCTION HOSTED AT www.bid4assets.com/tangipahoalasheriffsales, on

Wednesday, November 6, 2024

Between the hours prescribed by law, beginning at ten o'clock a.m., the following mentioned and described property situated in the Parish of Tangipahoa, State of Louisiana, to-wit:

One certain lot or parcel of ground, together with all the buildings and improvements thereon, situated in the City of Ponchatoula, Tangipahoa Parish, Louisiana, being more particularly described as being Lot 11 of Square 66, City of Ponchatoula, according to the official map of said town, measuring 50 feet by 200 feet between equal and parallel lines, facing 50 feet on South Fifth Street. Being the same property acquired by Cash deed recorded at COB 949 page 825 and by donation recorded at COB 1039 page 581, all of the records of Tangipahoa Parish, Tangipahoa. 474 SOUTH 5TH ST. PONCHATOULA, LA. 70454

WRIT AMOUNT: \$184,192.28

TERMS: CASH in the form of currency, certified funds or letter of credit, subject to any security interest, mortgage lien, or privilege thereon superior to that of the seizing creditor, to the last and highest bidder WITHOUT the benefit of appraisal and according to law.

Amite, Louisiana September 26, 2024

JACKSON & MCPHERSON LLC
935 GRAVIER ST. STE 1400
NEW ORLEANS, LA 70112-0000

GERALD D. STICKER
SHERIFF

(504) 581-9444

Advertised: **THE DAILY STAR**
October 03, 2024 and October 31, 2024

STATE OF LOUISIANA
PARISH OF TANGIPAHOA
GERALD D. STICKER
SHERIFF AND EX-OFFICIO TAX COLLECTOR
TAX CERTIFICATE
(SALE DATE:NOVEMBER 6, 2024)

2024-0001733 A DATE:10/28/2024

PARCEL NUMBER#6122086

Owners Name:JOSEPH D PELLEGRIN AND ANGELICA PELLEGRIN

TAX YEAR:2023
TAX NOTICE #6122086
IN THAT AMOUNT OF:\$ 625.43
PAID ON:12/31/2023
PAID BY:CORELOGIC

TAX YEAR:2022
TAX NOTICE #6122086
IN THAT AMOUNT OF: \$622.93
PAID ON:12/28/2022
PAID BY:CORELOGIC

TAX YEAR:2021
TAX NOTICE#6122086
IN THAT AMOUNT OF: \$619.90
PAID ON:12/29/2021
PAID BY: CORELOGIC

I hereby certify that the State and Parish Taxes for the above stated years as shown on the respective tax certificate is true and correct. This certificate is issued in accordance with Louisiana Revised Statues 9:2922.

GERALD D STICKER, Sheriff



Deputy Sheriff, Tax Collector



**TANGIPAHOA PARISH
SHERIFF'S OFFICE**

P.O. Box 942 Amite, LA 70422

Payment Receipt

Date: 12/31/2023 01:46:09 AM

Collector:

Receipt#: 76759

Batch#: 2020

Sr#	Year	Notice#	Taxpayer Name	Tax Due	Interest	Cost	Others	Amount Received	Amount Paid
1	2023	6122086	PELLEGRIN JOSEPH D & ANGELICA	\$619.43	\$0.00	\$6.00	\$0.00	\$625.43	\$625.43
Payment Type: Check \$13,253,567.57 Check#: multi Parcels Paid: 13520								Total Paid	\$625.43
									\$202,147.83

Property Description

Parcel Number	Notice#	Physical Address	Description
0PON000000037	6122086	474 SOUTH FIFTH STREET	LOT 11 OF SQ 66 PONCHATOULA B949 P825 B1039 P581 B1362 P413

Remitter Name & Address

CORELOGIC Centralized Refunds
PO Box 9202 Coppel, TX 75019-9760



**TANGIPAHOA PARISH
SHERIFF'S OFFICE**

P.O. Box 942 Amite, LA 70422

Payment Receipt

Date: 12/28/2022 11:37:56 AM

Collector:

Receipt#: 56185

Batch#: 1289

Sr#	Year	Notice#	Taxpayer Name	Tax Due	Interest	Cost	Others	Amount Received	Amount Paid
1	2022	6122086	PELLEGRIN JOSEPH D & ANGELICA,	\$619.43	\$0.00	\$3.50	\$0.00	\$622.93	\$622.93
Payment Type: Check \$10,755,116.56 Check#: multi Parcels Paid: 11416								Total Paid	\$622.93
									\$257,033.40

Property Description

Parcel Number	Notice#	Physical Address	Description
0PON000000037	6122086	474 SOUTH FIFTH STREET	LOT 11 OF SQ 66 PONCHATOULA B949 P825 B1039 P581 B1362 P413

Remitter Name & Address

CORELOGIC Centralized
Refunds
PO Box 9202 Coppel, TX
75019-9760



**TANGIPAHOA PARISH
SHERIFF'S OFFICE**

P.O. Box 942 Amite, LA 70422

Payment Receipt

Date: 12/29/2021 00:00:00 AM

Collector:

Receipt#: 12361

Batch#: 147

Sr#	Year	Notice#	Taxpayer Name	Tax Due	Interest	Cost	Others	Amount Received	Amount Paid
1	2021	6122086	PELLEGRIN JOSEPH D & ANGELICA,	\$618.90	\$0.00	\$1.00	\$0.00	\$619.90	\$619.90

Payment Type: Check \$8,626,956.63 | Check#: 0 | Parcels Paid: 10042

Total Paid \$619.90

\$165,687.42

Property Description

Parcel Number	Notice#	Physical Address	Description
0PON000000037	6122086	474 SOUTH FIFTH STREET	LOT 11 OF SQ 66 PONCHATOULA B949 P825 B1039 P581 B1362 P413

Remitter Name & Address

CoreLogic Centralized Refunds
PO Box 9202\nCoppell, TX
75019-9760