



# Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 • AMITE, LOUISIANA 70422

MC #82  
Attr \$6  
Post. 78

ALICIA FUSSELL  
CHIEF DEPUTY  
STORMY NORMAN  
CHIEF FINANCIAL OFFICER

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*Sheriff Sale 11-19-25  
Sunt # 2023-4136*

## MORTGAGE CERTIFICATE

I, **Janice Martin**, Deputy Clerk of Court, and Ex-officio Recorder of Mortgages, duly commissioned and qualified, within and for the Parish of Tangipahoa, State of Louisiana, hereby certify that this certificate has been run exclusively in the exact names hereunder set forth and not in any variations of said names.

Where no middle initials have been furnished, identical names with middle initials have not been run and will not be unless specifically requested.

Subject to these restrictions and exceptions, I certify that according to the records of my office there are no uncanceled encumbrances (taxes excepted) recorded in the exact names hereinafter set forth except the following which bear against the property described hereunder, to-wit:

Names: **New Request for Mortgage Certificate from Sheriff Office 11/4/2025 additional names**

BELANCIA LORNELL RAY SAPP	CUEVAS TRAYMON SAPP
BELANCIA LORNELL SAPP	CUEVAS SAPP
BELANCIA SAPP	CUEVAS TRAYMON
BELANCIA LORNELL	
BELANCIA LORNELL RAY	
BELANCIA RAY	

### Description:

Lot Number 303, a certain parcel of ground in Cypress Reserve, 4th Filing, Page 1, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Tangipahoa Parish, State of Louisiana, as shown on the plat recorded at Book 1548, Page 80 instrument 1055659 on August 13, 2020, of the Clerk of Courts of Tangipahoa Parish, Louisiana.

24422 DAWSON COURT PONCHATOULA, LA. 70454

### Except:

In MOB 1836 page 333 file number # 804667 is recorded one certain Judgment filed May 1, 2009, rendered and signed April 22, 2009, in the suit entitled Republic Finance VS. Belancia Ray in suit #2-090490003 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Republic Finance have judgment and recover against defendant(s), Belancia Ray, for the full and true Five Hundred and Nineteen Dollars and Ninety Two Cents (\$519.92) together with interest at the rate of 19.57% through one year after the date of maturity and thereafter at the rate of 18% per annum until paid, together with attorney's fees in the amount of 25% of the unpaid principal and interest and for all costs of these proceedings with a credit of \$0.00.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the special lien and privilege in favor of plaintiff on the following described property be recognized and maintained to-wit:

In MOB 2640 page 590 file number # 997579 is recorded one certain Notice of Repossession of Vehicle filed December 11, 2017, and executed (N/A), wherein Belancia Ray had a vehicle repossessed from Westlake Services.

In MOB 3074 page 801 file number # 1081367 is recorded one certain mortgage filed July 30, 2021, and executed July 28, 2021, by Cuevas Sapp and Belancia Sapp in favor of United Wholesale Mortgage LLC in the sum of \$249,300.00 represented by one note payable and due on August 1, 2051, standing against the hereinabove described property.

In MOB 3251 page 810 file number #1116180 is recorded one certain Homeowners Association Lien filed February 2, 2023, and executed February 2, 2023, against Cuevas Traymon Sapp and Belancia Lornell Ray-Sapp in favor of Cypress Reserve Homeowners Association Inc in the amount of \$810.99.

In MOB 3259 page 362 file number # 1117878 is recorded one certain Assignment filed March 8, 2023, and executed March 1, 2023, wherein Mortgage Electronic Registration Systems, Inc ("MERS") as mortgagee, as nominee for United Wholesale Mortgage, LLC does hereby assign, transfer, sell and deliver unto Carrington Mortgage Services, LLC that certain mortgage recorded in MOB 3074 page 801.

In MOB 3279 page 450 file number # 1122108 is recorded one certain Judgment filed May 22, 2023, rendered and signed May 5, 2023, in the suit entitled Harbor Financial of Amite VS. Belancia Ray in suit #20231203 Justice of the Peace Court, wherein as follows:

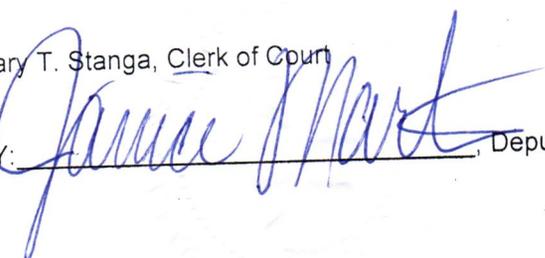
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there be judgment in favor of the plaintiff, HARBOR FINANCIAL OF AMITE, and against the defendant( S) BELANCIA RAY in the sum of Six hundred eighty-eight and 09/100--- (\$688.09) with 35.99 % per annum interest there on from the 5TH day of MAY, 2023 until one year after contractual maturity date and 36.00 per annual interest thereafter until paid, as per the Promissory Note, and for all costs of these proceedings.

In MOB 3322 page 713 file number # 1131837 is recorded one certain Notice of Seizure filed November 9, 2023 and signed November 8, 2023, in the suit entitled Carrington Mortgage Services LLC VS. Belancia Lornell Ray Sapp wife of/and Cuevas Traymon Sapp, suit #2023-0004136, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued November 8, 2023.

In MOB 3474 page 88 file number # 1163955 is recorded one certain Notice of Repossession filed July 10, 2025, and executed July 2, 2025, wherein Cuevas Sapp has a vehicle repossessed from Kessler Federal Credit Union and Centurion Auto Recovery.

Witness my hand and seal this 6 day of November, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY:  Deputy Clerk