



**Tangipahoa Parish Clerk of Court**  
GARY T. STANGA, CLERK OF COURT  
P.O. BOX 667 • AMITE, LOUISIANA 70422

M/C \$ 30 -  
Att'y \$ 60 -  
Post \$ 073

ALICIA FUSSELL  
CHIEF DEPUTY  
STORMY NORMAN  
CHIEF FINANCIAL OFFICER

SHERIFF'S SALE 11-6-24  
SUIT # 2024-0001733

AMITE (985) 748-4146  
FAX (985) 748-6503  
WWW.TANGICLERK.ORG

**MORTGAGE CERTIFICATE**

I, **Darla Travis**, 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 uncancelled encumbrances (taxes excepted) recorded in the exact names hereinafter set forth except the following which bear against the property described hereunder, to-wit:

Names:

JOSEPH D PELLEGRIN  
ANGELICA PELLEGRIN

Description:

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

EXCEPT:

In MOB 2031 page 98 file number # 855286 is recorded one certain Judgment filed June 22, 2011, rendered and signed June 21, 2011, in the suit entitled Ford Motor Credit Company VS. Derrick Pellegrin in suit #2003-000725 21st Judicial District Court, Parish of Tangipahoa, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that the default herein entered on MAY 18, 2011 be now confirmed and made final and, accordingly, there be judgment herein in favor of the plaintiff, Ford Motor Credit Company, and against the defendant(s), DERRICK PELLEGRIN in the full sum of \$5,595.06 together with 8.24% contractual interest from March 20, 2002 until paid and for 25% of principal and interest as attorney's fees and all costs.

All subject to a credit of \$ 00.

1,875

In MOB 2298 page 489 file number #919287 is recorded one certain Notice of Repossession filed May 20, 2014, and executed May 19, 2024, wherein Santander Online represented by Guardian Services, LLC "Repossession Contractor" inform the proper officials of the "Self Help Recovery" of a 2004 Ford Expedition from Debtor(s) Douglas Pellegrin and Jennifer Pellegrin.

In MOB 2331 page 770 file number # 927982 is recorded one certain Mortgage filed October 1, 2014, and executed September 29, 2014, by Joseph D Pellegrin and Angelica Pellegrin in favor of First Access Mortgage Corp in the sum of \$153,061.00 represented by one note payable and due on October 1, 2044, standing against the hereinabove described property.

In MOB 2423 page 485 file number # 949475 is recorded one certain Assignment filed October 13, 2015, and executed September 26, 2015, wherein Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for First Access Mortgage Corp does hereby assign, transfer, sell and deliver unto Caliber Home Loan Inc that certain Mortgage recorded in MOB 2331 page 770.

In MOB 2479 page 147 file number # 962161 is recorded one certain Loan Modification Agreement filed May 20, 2016, and executed April 26, 2016, wherein Joseph D Pellegrin (“Borrower”) and Caliber Home Loans, Inc (“Lender”) agree to modify that certain Mortgage recorded in MOB 2331 page 770.

In MOB 2727 page 506 file number # 1016450 is recorded one certain Loan Modification Agreement filed October 24, 2018, and executed October 2, 2018, wherein Joseph D Pellegrin (“Borrower”) and Caliber Home Loans, Inc (“Lender”) and Mortgage Electronic Registration Systems Inc (“MERS”) (“Nominee for Lender”) agree to modify that certain Mortgage recorded in MOB 2331 page 770.

In MOB 3112 page 233 file number # 1087898 is recorded one certain Assignment filed November 15, 2021, and executed November 3, 2021, wherein Caliber Home Loans, Inc does hereby assign, transfer, sell and deliver unto U.S. Bank Trust National Association, as trustee of The LB-IGLOO series IV Trust that certain mortgage recorded in MOB 2331 page 770.

In MOB 3372 page 251 file number # 1143126 is recorded one certain Notice of Seizure filed June 12, 2024 and signed June 7, 2024, in the suit entitled US Bank Trust National Association, as trustee of LB-IGLOO Series IV Trust VS. Joseph D Pellegrin and Angelica Pellegrin , suit #2024-0001733, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued May 30, 2024.

Witness my hand and seal this 26th day of September, 2024 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY:  Deputy Clerk

# SHERIFF'S SALE

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

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/tangipahoalashersifsales](http://www.bid4assets.com/tangipahoalashersifsales), 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 cy 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 appraisalment 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  
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