



# Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT  
P.O. BOX 667 • AMITE, LOUISIANA 70422

*Atty. Adv. 6.00*

ALICIA FUSSELL  
CHIEF DEPUTY  
STORMY NORMAN  
CHIEF FINANCIAL OFFICER

*Should be 601 7-23-2025*  
MORTGAGE CERTIFICATE  
*2024-0004283 E*  
AMITE (983) 748-4146  
FAX (983) 748-6503  
WWW.TANGI-CLERK.ORG

I, Lulia Owens 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: ARTHUR E. PLOW JR.

Description:

A CERTAIN TRACT OR PARCEL OF LAND, 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 Section 42, T7S, R9E, Tangipahoa Parish, State of Louisiana, being more particularly described as follows, to-wit: LOT No. 76, MAGNOLIA ISLAND SUBDIVISION, in Section 42, T7S, R9E, Tangipahoa Parish, Louisiana, fronting 50 feet on Watters Road and extending 108.50 feet between said Lots 76 and 75, 112 feet between said Lots 76 and 77, to the Tangipahoa River, as per plan of subdivision recorded in COB 306, Page 162.

EXCEPT:

In MOB 441-page 304 file number # 344320 is recorded one certain Attorney-Client Contract filed April 16, 1985, and executed date not known, wherein as follows:

and MACK & O'NEAL, Attorneys at Law, Hammond, Louisiana, in accordance with Louisiana Revised Statutes 37:218, as amended, to-wit:

Clients do by these presents hire and employ MACK & O'NEAL to represent him/them in collecting any and all monies due as a result of an accident giving rise to a claim occurring on or about

and authorize them to file all claims or suits necessary in their discretion in the prosecution of the claim, and in consideration of the services to be rendered by said attorneys, it is agreed and understood that they shall have and receive as their fee one-third of all amounts recovered before suit is filed; or forty per cent of all amounts recovered after suit is filed; or fifty per cent of all amounts recovered where an appeal is taken; said attorneys to advance all costs and to be reimbursed out of the funds recovered; except in cases where the fee is fixed by statute then the statutory fee shall prevail. *and shall pay the same*

IT IS FURTHER AGREED and understood that neither party to this contract may, without the written consent of the other, settle, compromise, release, discontinue or otherwise dispose of this suit or claim.

In MOB 2705-page 495 file number # 1011729 is recorded one certain mortgage filed August 2, 2018, and executed July 31, 2018, by Arthur E. Plow Jr in favor of JPMorgan Chase Bank in the sum of \$66,000.00 represented by one note payable and due on August 1, 2048, standing against the following described property.

A CERTAIN TRACT OR PARCEL OF LAND, 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 Section 42, T7S, R9E, Tangipahoa Parish, State of Louisiana, being more particularly described as follows, to-wit:

LOT No. 76, MAGNOLIA ISLAND SUBDIVISION, in Section 42, T7S, R9E, Tangipahoa Parish, Louisiana, fronting 50 feet on Watters Road and extending 108.50 feet between said Lots 76 and 75, 112 feet between said Lots 76 and 77, to the Tangipahoa River, as per plan of subdivision recorded in COB 306, Page 162.

Municipal Address: 39808 Watters Road, Ponchatoula, LA 70454.

In MOB 3375-page 85 file number # 1143725 is recorded one certain Assignment filed June 24, 2024, and executed June 14, 2024, wherein JPMorgan Chase Bank does hereby assign, transfer, sell and deliver unto Selene Finance that certain mortgage recorded in MOB 2705 page 495.

In MOB 3428-page 860 file number # 1154639 is recorded one certain Notice of Seizure filed January 28, 2025, and signed January 27, 2025, in the suit entitled Selene Finance LP VS. Arthur E. Plow, Jr. suit #2024-0004283 E, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued December 16, 2024.

Witness my hand and seal this 3rd day of June 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY:  Deputy Clerk

**SHERIFF'S SALE**

GARY STANGA  
CLERK OF COURT  
TANGIPAHOA PARISH, LA  
JULY 23 2025  
PM 12:41

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

SEENE FINANCE LP

VS. 2024-0004283 E

ARTHUR E. PLOW, JR

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/tangipahoausheriffsale](https://www.bid4assets.com/tangipahoausheriffsale) on

**JULY 23, 2025**

*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:*

A CERTAIN TRACT OR PARCEL OF LAND, 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 Section 42, T7S, R9E, Tangipahoa Parish, State of Louisiana, being more particularly described as follows, to-wit: LOT No. 76, MAGNOLIA ISLAND SUBDIVISION, in Section 42, T7S, R9E, Tangipahoa Parish, Louisiana, fronting 50 feet on Watters Road and extending 108.50 feet between said Lots 76 and 75, 112 feet between said Lots 76 and 77, to the Tangipahoa River, as per plan of subdivision recorded in COB 306, Page 162.

WRIT AMOUNT: SIXTY THOUSAND, FIVE HUNDRED SIXTY-THREE DOLLARS AND EIGHT CENTS, (\$60,563.08)

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 **WITH** the benefit of appraisalment and according to law.

Amite, Louisiana, May 16, 2025

LOGS LEGAL GROUP, LLP  
3510 N. CAUSEWAY BLVD. STE 600  
METAIRIE, LA 70002

GERALD D. STICKER  
SHERIFF

Advertised: THE DAILY STAR  
June 19, 2025  
July 19, 2025

GARY STANGA  
CLERK OF COURT  
TANGIPAHOA PARISH, LA  
2025 MAY 29 PM 12:41