



Tangipahoa Parish Clerk of Court

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

MC #47
Atte #17
Post. #92

ALICIA FUSSELL
CHIEF DEPUTY
STORMY NORMAN
CHIEF FINANCIAL OFFICER

Shelly Hall 5-29-24
Sut # 2024-000856

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

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:

JOYCE ANN JACKSON

Description:

THREE CERTAIN TRACTS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, situated in the Town of Amite, Tangipahoa Parish, Louisiana, and being designated as the West One-Half of Lots One, Four and Five (W1/2 of 1,4, & 5) of Square Thirty-Three (33); said lots forming a parcel of land fronting 100' on the South side of Pine Street by a depth between parallel lines of 150'.

212 EAST PINE STREET AMITE, LA. 70422

EXCEPT:

In MOB 312 page 348 file number # 256256 is recorded one certain Judgment filed August 31, 1978, rendered and signed August 28, 1978, in the suit entitled Coates Credit, Inc. VS. Joyce Jackson in suit #7340 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that, there be judgment herein in favor of petitioner, Coates Credit, Inc. and against the defendant (s), Joyce Jackson in the full sum and amount of ONE THOUSAND SIX HUNDRED NINETY-SIX AND 52/100 (\$1,696.52) DOLLARS, with interest at the rate of % for one year, commencing on the 20 day of November, 19 78, and thereafter at the rate of 8% per annum, until paid, and for attorney's fees in the amount of 25% of the entire amount of principal and interest, and for all costs of these proceedings.

In MOB 437 page 473 file number # 73792 is recorded one certain Judgment filed February 8, 1985, rendered and signed February 8, 1985, in the suit entitled Carter's Insurance Agency Inc. VS. Joyce Jackson in suit #73792 21st Judicial District Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that the preliminary default herein entered on JANUARY 17, 1985, be and it is hereby confirmed and made final, and that there be judgment herein in favor of the plaintiff herein, Carter's Insurance Agency, Inc. and against the defendant, Joyce Jackson, in the full sum of

FOUR HUNDRED TWENTY SIX and 62/100 DOLLARS (\$426.62), with 8% per annum interest from October 29, 1984, until paid, together with 25% attorneys fees on the aggregate of principal and interest, and all costs of these proceedings.

JUDGMENT READ, RENDERED AND SIGNED in Open Court at

In MOB 712 page 123 file number # 493358 is recorded one certain Judgment filed September 16, 1986, rendered and signed August 14, 1986, in the suit entitled Norwest Financial LA Inc. VS. Joyce Jackson in suit #2-0001-5000 Hammond City Court, wherein as follows:

Notice is hereby given of Judgment in the above captioned case in favor of Norwest Financial LA, Inc and against Jackson, Ms. Joyce

ORIGINAL

for ONE THOUSAND SIX HUNDRED FOURTEEN DOLLARS AND 30/100 CENTS (\$ 1,614.30) plus interest at the rate of 30.00 percent per annum, for one year after the 6th day of JUNE , 1986, and thereafter at the rate of 18.00 percent per annum until paid and for all costs of these proceedings. The following item(s) are those recognized in the Chattel Mortgage:

(1) Tape Recorders; (2) Television; Video Games; Video Tape Camera; Coin Collection

The court also awards attorneys fees in this case in the amount of 25.00 percent of the principal and interest in the event the matter has to be turned over to an attorney for collection.

**Cancelled only insofar as property described in Sheriff Sale recorded in cob 892 page 508 is concerned and no further. This March 2, 2000. Signed my Michelle Hughes, deputy clerk of court.

In MOB 747 page 189 file number # 509725 is recorded one certain Judgment filed August 27, 1997, rendered and signed April 16, 1996, in the suit entitled American Credit VS. Joyce Jackson in suit #2-0001-4709 Hammond City Court, wherein as follows:

Notice is hereby given of Judgment in the above captioned case in favor of American Credit and against Jackson, Joyce

Michelle Hughes
DEPUTY CLERK OF COURT

for ONE THOUSAND FIVE HUNDRED ONE DOLLARS AND 44/100 CENTS (\$ 1,501.44) plus interest at the rate of 36.00 percent per annum, for one year after the 5th day of DECEMBER , 1994 , and thereafter at the rate of 18.00 percent per annum until paid and for all costs of these proceedings. The following item(s) are those recognized in the Chattel Mortgage:

(1) 25" Curtis Mathis Color TV; (1) Wal Mart VCR

FILED
MAR 2 2000
CLERK OF COURT
BAYOU FEDERAL CREDIT UNION
JACKSON, MISSISSIPPI

The court also awards attorneys fees in this case in the amount of 25.00 percent of the principal and interest in the event the amount has to be turned over to an attorney for collection.

Judgment was rendered, in open court, in the above captioned case on the 4th day of APRIL 1996, and judgment is hereby signed, in chambers, on this 16 day of APRIL, 1996.
IN A FRENCH COPY OF THE ORIGINAL

**Cancelled only insofar as property described in Sheriff Sale recorded in cob 892 page 508 is concerned and no further. This March 2, 2000. Signed my Michelle Hughes, deputy clerk of court.

In MOB 763 page 688 file number # 9704049 is recorded one certain Judgment filed January 12, 1998, rendered and signed June 6, 1988, in the suit entitled Bayou Federal Credit Union VS. Joyce Jackson in suit #55110 21st Judicial District Court, wherein as follows:

IT IS ORDERED THAT:

The preliminary default entered in this suit on the 18th, day of May, 1988, is confirmed and made final, and judgment is rendered in favor of the plaintiff and against the defendant, Joyce Jackson, for Two Thousand Four Hundred Seventy-Four and 91/100 (\$2,474.91), with interest at the rate of 18% per annum from contractual maturity April 6, 1987 until paid, and together with 33 1/3% percent additional on both principal and interest as attorney's fees, and for all costs of these proceedings.

Plaintiff's chattel mortgage securing the payment of these amounts is recognized and enforced against:

1980, Buick, Century, Ser. #E169AAH183741

In accordance with the law, the property described above shall be sold by the Sheriff of the Parish of LIVINGSTON, Louisiana, at public auction, with appraisal, for cash to the highest bidder and out of the proceeds of the sale, the plaintiff shall be paid by preference and priority over all other persons the amount of plaintiff's claim with interest, attorney's fees and costs;

The amount realized from the sale be credited on the amount of this judgment, and if that amount is not sufficient to pay and discharge this judgment in full, the unpaid balance of this judgment shall be executory against any property belonging to the defendant;

The writ of sequestration issued in this matter is maintained and plaintiff's privilege on the property sequestered is recognized accordingly the sequestration bond dated the 2nd of March, 1988, with the U.S. Fidelity and Guaranty Company as Surety, is cancelled, and the surety is released.

**Cancelled only insofar as property described in Sheriff Sale recorded in cob 892 page 508 is concerned and no further. This March 2, 2000. Signed my Michelle Hughes, deputy clerk of court.

In MOB 787 page 349 file number # 525013 is recorded one certain Judgment filed June 22, 1998, rendered and signed April 14, 1998, in the suit entitled Bayou Federal Credit Union VS. Joyce Jackson in suit #55110 21st Judicial District Court, wherein as follows:

IT IS ORDERED:

The preliminary default entered herein on the 18th day of March, 1998 be confirmed and made final, and that, accordingly, there be judgment in favor of the plaintiff and against the defendant, Joyce Jackson (social security number [REDACTED]) in the full sum of Two Thousand Four Hundred Seventy-Four and 91/100 (\$2,474.91) Dollars reviving the judgment of June 6, 1998, together with interest at the rate of 18% per annum from contractual maturity, April 6, 1987 until paid, together with 33 1/3% additional on both principal and interest as reasonable attorney's fees, plus all costs.

**Cancelled only insofar as property described in Sheriff Sale recorded in cob 892 page 508 is concerned and no further. This March 2, 2000. Signed my Michelle Hughes, deputy clerk of court.

In MOB 787 page 350 file number # 525014 is recorded one certain Judgment filed June 22, 1998, rendered and signed May 4, 1998, in the suit entitled Bayou Federal Credit union VS. Joyce Jackson in suit #55079 21st Judicial District Court, wherein as follows:

IT IS ORDERED:

The preliminary default entered herein on the 18 day of March, 1998 be confirmed and made final, and that, accordingly, there be judgment in favor of the plaintiff and against the defendant, Joyce Jackson (social security number [REDACTED]) reviving the judgment of June 6, 1988 in the full sums of:

- a) Nine Hundred Ninety-Six and 90/100 (\$996.90) Dollars, plus interest at the rate of 18% per annum from contractual maturity, December 7, 1987 until paid, together with 33 1/3% additional on both principal and interest as reasonable attorney's fees
- b) Two Hundred Eighty-Two and 41/100 (\$282.41) Dollars, plus interest at the rate of 18% per annum from contractual maturity, April 17, 1987 until paid, together with 33 1/3% additional on both principal and interest as attorney's fees

and for all costs of collection.

Michelle Hughes

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**Cancelled only insofar as property described in Sheriff Sale recorded in cob 892 page 508 is concerned and no further. This March 2, 2000. Signed my Michelle Hughes, deputy clerk of court.

In MOB 832 page 501 file number # 9901076 is recorded one certain Judgment filed April, rendered and signed March 10, 1999, in the suit entitled Tangi Finance Service of Ponchatoula Inc. VS. Joyce Jackson in suit #2-0001-7200 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, _____

TANGI FINANCE Service of Ponchatoula, Inc. have
Judgment and recover against defendant(s), _____

JOYCE JACKSON

In sohd, the principal balance of \$ 1,227.21 with interest at the rate of 32.02 % for one year after the 28th day of December, 1998.

and thereafter at the rate of 19.00% per annum until paid, together with, sixtieth's fees in the amount of 25% of the unpaid principal and interest and for all costs of these proceedings.

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: 1-GE 25" Color TV, 1-GE 4head VCR
1-Zenith Stereo w/AM-FM, CB & Dual Cassette Player

**Cancelled only insofar as property described in Sheriff Sale recorded in cob 892 page 508 is concerned and no further. This March 2, 2000. Signed my Michelle Hughes, deputy clerk of court.

In MOB 955 page 615 file number # 587582 is recorded one certain Affidavit filed July 11, 2001, and executed March 19, 2001, wherein this is to distinguish that Joyce Ann Frazier Jackson aka Joyce Ann McCoy, social security # xxx-xx-7807 whose address is none given is not the same as Joyce Jackson xxx-xx-7112.

In MOB 1138 page 134 file number # 637766 is recorded one certain Judgment filed June 02, 2003, rendered and signed June 2, 2003, in the suit entitled Advantage Financial VS. Joyce Jackson in suit #2002269 Justice of the Peace Court, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that there be judgment in favor of the plaintiff, Advantage Financial and against the defendant, Joyce Jackson in the sum of one Thousand Four hundred Sixty Four Dollars and 03/100 (\$1484.02) DOLLARS, with 18% percent per annum interest thereon from the 2 day of June, 2003, until paid, plus Court costs.

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

In MOB 1376 page 425 file number # 697496 is recorded one certain Federal Tax Lien filed July 22, 2005, and executed July 11, 2005, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Robert and Jooyce Jackson in the sum of \$32811.69, serial #237047005; this notice was prepared and signed at Nashville, Tn.

In MOB 1379 page 835 file number # 698206 is recorded one certain Federal Tax Lien filed August 01, 2005, and executed July 22, 2005, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Robert & Joyce Jackson in the sum of \$29824.68, serial #2394959405; this notice was prepared and signed at Nashville, Tn.

In MOB 1464 page 621 file number # 717644 is recorded one certain Federal Tax Lien filed April 21, 2006, and executed April 6, 2006, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Robert & Joyce Jackson in the sum of \$11355.24, serial #283203406; this notice was prepared and signed at Nashville, Tn.

In MOB 1474 page 389 file number # 719931 is recorded one certain Federal Tax Lien filed May 17, 2006, and executed May 5, 2006, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Robert & Joyce Jackson in the sum of \$16502.68, serial #289277906; this notice was prepared and signed at Nashville, Tn.

In MOB 1758 page 770 file number # 785506 is recorded one certain Federal Tax Lien filed July 3, 2008, and executed June 20, 2008, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Robert & Joyce Jackson in the sum of \$19847.00, serial #452411408; this notice was prepared and signed at Nashville, Tn.

In MOB 1941 page 228 file number # 832318 is recorded one certain mortgage filed June 15, 2010, and executed June 3, 2010, by Joyce Ann Jackson in favor of American Southwest Mortgage Corp. in the sum of \$97,920.00 represented by one note payable and due on at July 1, 2040, standing against the hereinabove described property.

In MOB 2010 page 491 file number # 849015 is recorded one certain Affidavit filed March 17, 2011, and executed March 15, 2011, wherein this is to distinguish that Joyce Jackson, social security # xxx-xx-5720 none given whose address is 48381 highway 51 Natalbany, LA 70451 is not the same as not given.

In MOB 2411 page 131 file number # 946769 is recorded one certain Assignment filed August 26, 2015, and executed June 15, 2015, wherein Mortgage Electronic Registration Systems Inc. does hereby assign, transfer, sell and deliver unto JPMorgan Chase Bank that certain mortgage recorded in MOB 1941 page 228.

In MOB 2411 page 137 file number # 946771 is recorded one certain Assignment filed August 26, 2015, and executed June 15, 2015, wherein JPMorgan Chase Bank does hereby assign, transfer, sell and deliver unto Carrington Mortgage Services LLC that certain mortgage recorded in MOB 1941 page 228.

In MOB 2460 page 797 file number # 957903 is recorded one certain Notice of Repossession of Vehicle filed March 14, 2016, and executed March 10, 2016, wherein Joyce Jackson had a vehicle repossessed from Guardian Services LLC and Santander.

In MOB 2685 page 673 file number # 1007233 is recorded one certain Notice of Repossession of Vehicle filed May 25, 2018, and executed (no date), wherein Joyce Jackson had a vehicle repossessed from Santander, Subsidiaries Drive, HSBC and Citibank.

In MOB 2758 page 147 file number # 1023245 is recorded one certain Judgment filed February 21, 2019, rendered and signed February 20, 2019, in the suit entitled Cavalry SPV I LLC VS. Joyce Jackson in suit #2018-0002358 , wherein as follows:

IT IS ORDERED, ADJUDGED, AND DECREED that judgment be rendered in favor of the plaintiff Cavalry Spv I, LLC and against defendant Joyce Jackson (SSN ***-**-4494) in the full sum of \$8,854.38, together with 4% interest from date of judgment, and all court costs of these proceedings, subject to a credit of \$5,400.00.

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In MOB 2766 page 3 file number # 1024891 is recorded one certain Notice of Repossession of Vehicle filed March 22, 2019, and executed March 14, 2019, wherein Willie Jackson and Joyce Jackson had a vehicle repossessed from Capital One Auto Finance Company and Centurion Auto Recovery LLC.

In MOB 2979 page 1 file number # 1064883 is recorded one certain Notice of Repossession of Vehicle filed December 23, 2020 and executed (no date), wherein Joyce Jackson had a vehicle repossessed from TD auto finance LLC.

In MOB 3352 page 374 file number # 1138660 is recorded one certain Notice of Seizure filed March 27, 2024 and signed March 25, 2024, in the suit entitled Carrington Mortgage Services LLC VS. Joyce Ann Jackson , suit #2024-0000856, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued March 21, 2024.

Witness my hand and seal this 23 day of April, 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
CARRINGTON MORTGAGE SERVICES LLC

VS. 2024-0000856 A

JOYCE ANN JACKSON

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 ONLINE AUCTION HOSTED AT www.biddasets.com/tangipahoadasherriffsales, on

Wednesday, May 29, 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:

THREE CERTAIN TRACTS OR PARCELS OF GROUND, together with all the buildings and improvements thereon, situated in the Town of Amite, Tangipahoa Parish, Louisiana, and being designated as the West One-Half of Lots One, Four and Five (W1/2 of 1, 4, & 5) of Square Thirty-Three (33); said lots forming a parcel of land fronting 100' on the South side of Pine Street by a depth between parallel lines of 150'.

212 EAST PINE STREET AMITE, LA. 70422

WRIT AMOUNT: \$71,314.54

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 April 19, 2024

GRAHAM, ARCENEAUX & ALLEN LLC
3850 N CAUSEWAY BLVD. STE 1695
METAIRIE, LA 70002-0000

DANIEL H. EDWARDS
SHERIFF

(504) 522-8256

Advertised: THE DAILY STAR
April 25, 2024 and May 23, 2024