



Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 AMITE, LOUISIANA 70422

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CHIEF FINANCIAL OFFICER

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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:

ANTHONY J. SAMBOLA III

KELLY BERNARD RICHARD

NICOLE HUNGERFORD RICHARD

Description:

A certain lot or parcel of ground of a subdivision situated in Section 40, T7S, R7E, and Section 45, T7S, R7E, Tangipahoa Parish, Louisiana, known as Lot Number Eight (8), Victorian Oaks Subdivision, more fully described according to a map of said subdivision recorded at COB 754, Page 520 of the official records of Tangipahoa Parish, Louisiana, by Bodin and Webb, Inc. Consulting Engineers, dated September 21, 1991 revised February 16, 1993; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.
13080 ROYAL OAK DRIVE, HAMMOND, LA. 70403

In MOB 2559 page 289 file number # 979272 is recorded one certain mortgage filed February 23, 2017, and executed February 23, 2017, by Anthony J. Sambola III in favor of Signature Home Lending Inc. in the sum of \$280,303.00 represented by one note payable and due on March 1, 2047, standing against the hereinabove described property.

In MOB 2621 page 377 file number # 993585 is recorded one certain Bond for Deed filed October 2, 2017, and executed August 26, 2017, by Kelly Bernard Richard & Nicole Hungerford Richard in favor of Anthony Joseph Sambola III & Angie Lee Bickford in the sum of \$293,200.00 standing against the hereinabove described property.

In MOB 2959 page 702 file number # 1061769 is recorded one certain Bond for Deed filed November 9, 2020, and executed November 6, 2020, by Kelly Bernard Richard & Nicole Hungerford Richard, in favor of Anthony J. Sambola III, in the sum of \$289,500.00 standing against the following described property.

A CERTAIN LOT OR PARCEL OF GROUNND OF A SUBDIVISION SITUATED IN SECTION 40, T7S, N7E, AND SECTION 45, T7S, R7E, TANGIPAHOA PARISH, LOUISIANA, KNOWN AS LOT NUMBER EIGHT (8), VICTORIAN OAKS SUBDIVISION, more fully described according to a map of said subdivision recorded at COB 754, page 520 of the official records of Tangipahoa Parish, Louisiana, by Bodin and Webb, Inc., Consulting Engineers, dated September 21, 1991, revised February 16, 1993.

Municipal Address 13080 Royal Oak Drive, Hammond, LA 70403.

In MOB 3164 page 323 file number # 1097777 is recorded one certain Assignment filed April 5, 2022, and executed April 5, 2022, wherein Mortgage Electronic Registration Systems Inc as mortgagee, as nominee for Signature Home Lending Inc. does hereby assign, transfer, sell and deliver unto Freedom Mortgage Corp. that certain Mortgage recorded in MOB 2559 page 289.

ME # 42
Atte # 46
Post. 68

In MOB 3250 page 282 file number # 1115852 is recorded one certain mortgage filed January 30, 2023, and executed January 15, 2023, by Anthony J. Sambola III in favor of The United States of America, acting through the Rural Housing Service in the sum of \$32,551.12 represented by one note payable and due on March 1, 2047, standing against the hereinabove described property.

In MOB 3300 page 185 file number # 1126934 is recorded one certain Notice of Seizure filed August 10, 2023 and signed August 9, 2023, in the suit entitled Freedom Mortgage Corp. VS. Anthony J. Sambola III, Kelly Bernard Richard & Nicole Hungerford Richard, suit #2023-0002628, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued August 8, 2023.

Witness my hand and seal this 5 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
FREEDOM MORTGAGE CORPORATION

VS. 2023-0002628 B

ANTHONY J. SAMBOLA, III, KELLY BERNARD RICHARD AND NICOLE HUNGERFORD
RICHARD

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/tangipahoausheriffsales, on

Wednesday, May 15, 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:

A certain lot or parcel of ground of a subdivision situated in Section 40, T7S, R7E, and Section 45, T7S, R7E, Tangipahoa Parish, Louisiana, known as Lot Number Eight (8), Victorian Oaks Subdivision, more fully described according to a map of said subdivision recorded at COB 754, Page 520 of the official records of Tangipahoa Parish, Louisiana, by Bodin and Webb, Inc. Consulting Engineers, dated September 21, 1991 revised February 16, 1993; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.
13080 ROYAL OAK DRIVE, HAMMOND, LA. 70403

WRIT AMOUNT: \$248,271.72

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 03, 2024

DEAN MORRIS LLP
P O BOX 2867
MONROE, LA 71207-0000

(318) 388-1440

DANIEL H. EDWARDS
SHERIFF

Advised: THE DAILY STAR
April 11, 2024 and May 09, 2024