



Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 • AMITE, LOUISIANA 70422

ALICIA FUSSELL
CHIEF DEPUTY
STORMY NORMAN
CHIEF FINANCIAL OFFICER

2025-0000174
7-23-2025

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

M/C \$71.00
att'y cost \$6.00
posting \$0.73

MORTGAGE CERTIFICATE

I, **Arneetha Gabriel**, 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: Jockel Hilliard, Jockel T Hilliard, Jockel Travon Hilliard, Sage Chambers, Sage K Chambers,
Sage Kean Chambers

Description:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, SITUATED IN THE PARISH OF TANGIPAHOA, STATE OF LOUISIANA, IN THAT SUBDIVISION KNOWN AS CITEAU ESTATES SUBDIVISION, AND BEING DESIGNATED ON THE OFFICIAL PLAN OF SAID SUBDIVISION, ON FILE AND OF RECORD AT COB 1104, PAGE 574 AND REVISED AT COB 1182, PAGE 430 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID PARISH AND STATE, AS LOT NUMBER SEVENTY-THREE (73), SAID SUBDIVISION, SAID LOT HAVING SUCH SIZE, SHAPE AND DIMENSIONS AND BEING SUBJECT TO SUCH SERVITUDES AS ARE SHOWN ON SAID MAP.

EXCEPT:

In MOB 2585 page 235 file number # 985203 is recorded one certain mortgage filed May 25, 2017, and executed May 24, 2017, by Jockel T Hilliard and Sage K Chambers in favor of Signature Home Lending Inc in the sum of \$167,676.00 represented by one note payable and due on June 1, 2047, standing against the hereinabove described property.

In MOB 3064 page 437 file number # 1079457 is recorded one certain Loan Modification Agreement filed July 6, 2021 and executed May 21, 2021, wherein Jockel T Hilliard and Sage K Chambers modify that certain mortgage recorded in MOB 2585 page 235 with The Money Source Inc and Mortgage Electronic Registration Systems Inc.

In MOB 3165 page 520 file number # 1098035 is recorded one certain Assignment filed April 7, 2022, and executed March 29, 2022, wherein Mortgage Electronic Registration Systems Inc as nominee for Signature Home Lending Inc does hereby assign, transfer, sell and deliver unto The Money Source Inc that certain mortgage in MOB 2585 page 235.

In MOB 3194 page 518 file number # 1103597 is recorded one certain Assignment filed June 28, 2022, and executed June 2, 2022, wherein The Money Source Inc does hereby assign, transfer, sell and deliver unto Mortgage Electronic Registration Systems Inc (MERS) that certain mortgage in MOB 2585 page 235.

In MOB 3209 page 227 file number # 1107028 is recorded one certain Notice of Repossession filed August 16, 2022 and executed July 27, 2022, wherein a vehicle was repossessed for resale via the possession of Sage K Chambers and Jockel Hilliard.

In MOB 3295 page 731 file number # 1126026 is recorded one certain Assignment filed July 26, 2023, and executed July 20, 2023, wherein Mortgage Electronic Registration Systems Inc (MERS) does hereby assign, transfer, sell and deliver unto Allied First Bank SB DBA Servbank that certain mortgage in MOB 2585 page 235.

In MOB 3339 page 609 file number # 1135732 is recorded one partial claim mortgage filed February 2, 2024, and executed January 19, 2024, by Jockel T Hilliard and Sage K Chambers in favor of the United States of America acting through the Rural Housing Service in the sum of \$11,086.70, standing against the hereinabove described property.

In MOB 3432 page 280 file number # 1155412 is recorded one certain Notice of Repossession filed February 12, 2025 and executed February 10, 2025, wherein a vehicle was repossessed for resale via the possession of Sage Chambers and Jockel Hilliard.

In MOB 3437 page 156 file number # 1156474 is recorded one certain Notice of Seizure filed March 5, 2025 and signed March 3, 2025, in the suit entitled Servbank SB VS. Jockel T Hilliard and Sage K Chambers, suit #2025-0000174, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued January 28, 2025.

Witness my hand and seal this 4th day of June, 2025 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

SERV BANK SB

VS.2025-0000174 F

JOCKEL T. HILLIARD AND SAGE K. CHAMBERS

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 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:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, SITUATED IN THE PARISH OF TANGIPAHOA, STATE OF LOUISIANA, IN THAT SUBDIVISION KNOWN AS CHATEAU ESTATES SUBDIVISION, AND BEING DESIGNATED ON THE OFFICIAL PLAN OF SAID SUBDIVISION, ON FILE AND OF RECORD AT COB 1104, PAGE 574 AND REVISED AT COB 1182, PAGE 430 IN THE OFFICE OR THE CLERK AND RECORDER OF SAID PARISH AND STATE, AS LOT NUMBER SEVENTY-THREE (73), SAID SUBDIVISION, SAID LOT HAVING SUCH SIZE, SHAPE AND DIMENSIONS AND BEING SUBJECT TO SUCH SERVITUDES AS ARE SHOWN ON SAID MAP.

WRT AMOUNT: ONE HUNDRED FORTY EIGHT THOUSAND, SEVEN HUNDRED TWENTY THREE DOLLARS AND NINETY TWO CENTS (148,723.92

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, May 16, 2025

JACKSON & MCPHERSON, LLC
935 GRAVIER ST. STE 1400
NEW ORLEANS, LA 70112
504-581-9444

GERALD D. STICKER
SHERIFF

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

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



GERALD D. STICKER

SHERIFF Sheriff's Office Information Sheet COLLECTOR

Email: civil@tpso.org

Docket Number: 20250000174

Please provide the TPISO with a deposit and complete this form. All information and deposit are required to set sale. 1. \$1,500.00 deposit; \$500 for each additional piece of property beyond the first if sold in globo. \$1,500 per property if sold separately.

2. When advertised would you like to use the full legal description? YES ☐ NO ☒ X Please provide the description to be advertised in Word format to email above. This is required to proceed (RS 43:211).
3. Copy of Mortgage/Judgment if not attached to your petition as an Exhibit.
4. If you are foreclosing on multiple notes/mortgages, please provide the total writ amount: \$ 1500.00
5. ☐ Without Appraisal or ☒ X With Appraisal
6. Names to be run on the Mortgage Certificate (Please list every form of the name(s) you wish to run):
Jockey Hilliard, Jockey T. Hilliard, Jockey Travon Hilliard
Sage Chambers, Sage K. Chambers, Sage Kean Chambers

7. Municipal Address(es) of the Property being seized: 21326 Beau Chateau Blvd. Ponchatoula 70454

8. Is this property vacant land? YES ☐ NO ☒ X

a. If yes, please provide a plot or subdivision map.

9. Is any part of the property located in a parish other than Tangipahoa? YES ☐ NO ☒ X

a. If yes, name of other parish(es):

10. If the seized property is movable:

a. Keeper Name and Contact Information : N/A

i. Note: If Tangipahoa Parish Sheriff is NOT the Keeper, please complete and submit the

Hold Harmless Form which can be found on our website

b. Vehicle Identification Number (VIN): N/A

11. Assessment Number(s): 02T7R80000166

12. Plaintiff Mailing Address: 3138 E. Elwood Street Phoenix, AZ 85034

13. Are you seizing the whole interest or partial interest? WHOLE ☒ X PARTIAL ☐

14. Are you aware of any Federal Tax Liens? YES ☐ NO ☒ X

a. If yes, have you notified the IRS? YES ☐ NO ☒ X

15. If multiple properties are being foreclosed, do you want to sell them separately or in globo?
SEPARATELY ☐ IN GLOBO ☒ X

16. Are you aware of any superior mortgage/judgments? YES ☐ NO ☒ X

(TIP: Please assist by clearing prescribed or paid encumbrances off the Mortgage Certificate or our office will sell the property "Subject To" any and all prior liens.)

17. Please provide the payoff no later than the Monday before the sale date. The sale will be cancelled if not received by the close of business day the Monday prior to the sale.

Cris Jackson 20876 504-581-9444

Attorney for Plaintiff Name Bar Roll # Phone Number

Attorney for Plaintiff SIGNATURE Cris Jackson cjackson@jacksonmcperson.com
Email Address

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15475 Club Deluxe Road • Hammond, LA 70403 • 985-345-6150 • 985-902-2001 Fax

EQUAL OPPORTUNITY AGENCY