



# Tangipahoa Parish Clerk of Court

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

*MC \$ 69.00*

*John David  
Amite \$ 1.07*

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CHIEF DEPUTY  
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CHIEF FINANCIAL OFFICER

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## MORTGAGE CERTIFICATE

*SHERIFF'S Sale fol*  
*2025-0082059E*  
*1-28-2026*

I, **Lula 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: RISHAUD D. CARTER

Description:

A certain piece or parcel of land situated in Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

A CERTAIN PIECE OF GROUND, situated in Section 17, Township 7 South, Range 8 East, Tangipahoa Parish, Louisiana, being a portion of that property as shown on re-subdivision prepared by John E. Bonneau & Associates, Inc., entitled "Lake Orleans French Quarter Estates", Phases 1, 1A, 2 and 2A, as per plan dated August 18, 1999, revised on 11/15/99, 2/7/01 and 10/1/03, which was approved and accepted by the City of Pochatoula on October 17, 2003, said map being recorded at COB 97C, folio 666, described as follows: From the quarter corner common to Sections 16 and 17, run South 89 degrees 10 minutes West a distance of 1331.0 feet to the Point of Beginning. From the Point of Beginning, run South 89 degrees 10 minutes West a distance of 1338.50 feet; thence run North 00 degrees 27 minutes West (North 00 degrees 30 minutes West per title) a distance of 1254.00 feet to a point located on the Southerly right of way line of Louisiana Highway 22; thence run along the Southerly right of way line of Louisiana Highway 22 North 75 degrees 24 minutes 07 seconds East (North 75 degrees 44 minutes 22 seconds East per title) a distance of 254.18 feet; thence leaving said right of way run South 12 degrees 01 minutes 19 seconds East (South 11 degrees 32 minutes 55 seconds East per title) a distance of 444.35 feet (444.0 feet per title); thence run North 75 degrees 52 minutes 14 seconds East (North 76 degrees 20 minutes 04 seconds East per title) a distance of 497.15 feet (497.28 feet per title); thence run North 14 degrees 04 minutes 44 seconds West (North 13 degrees 38 minutes 20 seconds West per title) a distance of 443.81 feet (443.71 feet per title); to a point located on the Southerly right of way line of Louisiana Highway 22; thence run along the Southerly right of way line of Louisiana Highway 22 North 74 degrees 13 minutes 41 seconds East (North 75 degrees 47 minutes 00 seconds East per title) a distance of 301.61 feet (303.70 feet per title); thence leaving said right of way run South 41 degrees 55 minutes 16 seconds East (South 41 degrees 48 minutes East per title) a distance of 598.80 feet (597.9 feet per title); thence run South 57 degrees 08 minutes 50 seconds West (South 57 degrees 11 minutes West per title) a distance of 306.73 feet (306.4 feet per title); thence run South 12 degrees 47 minutes 33 seconds East (South 12 degrees 59 minutes East per title) a distance of 908.50 feet back to the Point of Beginning, said parcel containing 34.66 acres, more or less.

Said portion of property herein conveyed is further described as Lot 88 located in the above subdivision, having a width of 90.00 feet along Lake Orleans Boulevard, a width in the rear of 63.73 feet, by a depth along its sideline adjacent to Lot 89 of 128.11 feet, and a depth along its sideline adjacent to Lot 87 of 151.24 feet, which is located in Phase 1 of said subdivision.

EXCEPT:

In MOB 437-page 520 file number # 342170 is recorded one certain Judgment filed February 15, 1985, rendered and signed January 28, 1985, in the suit entitled South Central Bell VS. Darrell Carter in suit #8410-031 Hammond City Court, Seventh Ward, wherein as follows:

IT IS ORDERED that judgment is rendered in favor of plaintiff, South Central Bell, and against the defendant, DARRELL CARTER for the full sum of SIX HUNDRED SIXTY-THREE AND 65/100 DOLLARS (\$663.65), with legal interest from date of judicial demand, until paid, for attorney's fees in the amount of 25% of principal and interest and for all costs of court.

In MOB 853-page 577 file number # 549022 is recorded one certain Judgment filed August 27, 1999, rendered and signed July 30, 1999, in the suit entitled SJ Ciravola VS. Douglas Carter in suit #99-119 State of Louisiana Justice of the Peace Court Ward Five, District Seven Parish of Tangipahoa, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that there be judgment in favor of the plaintiff, S. J Ciravola *S. J. Ciravola*  
and against the defendant, ~~Souglas Carter~~ *Douglas Carter*  
In the sum of One Thousand Two Hundred Fifty & no/100 Inster# 549022  
FILED TANGIPAHOA PARISH  
Date: 08/26/99 Time: 2:10 PM  
Clerk/Book  
(\$ 1250.00 ) DOLLARS, with 14% percent per annum interest thereon from the 30th day of July, 1999, 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:

In MOB 1052-page 347 file number # 615721 is recorded one certain Retainer Agreement filed August 14, 2002, and executed June 11, 2001, wherein as follows:

(I) (We), *William Carter*, do hereby retain and employ Gordon W. Matheny, Attorney at Law, to render legal advice and services and to prosecute and investigate and collect all claims, under any liability insurance, medical payments, property damage, and other insurance coverage and against any and all person(s) who may be responsible to me for all injuries and damages sustained by me or which I may legally recover on account of an occurrence on or about June 10, 2001.

Attorney's fee shall be a sum equal to 33.3% of the gross amount recovered by compromise or settlement prior to filing suit, 40% after suit has been filed, and 50% in the event such suit is appealed to the Appellate Court. In the event that the fee is set by law, I agree to pay my attorney such fee as is set by law. If no recovery is obtained, no fee shall be payable to attorney, except that if client decides to abandon prosecution of this claim or fails to cooperate fully in the prosecution of client's claim, then attorney shall receive reasonable compensation for services rendered at the rate of One Hundred Dollars (\$100.00) per hour.

In MOB 1914-page 410 file number # 824518 is recorded one certain Judgment filed February 19, 2010, rendered and signed March 30, 2009, in the suit entitled Sharon and Demetrius Carter VS. Charles Mirchell, Jr. and Patsy Mitchell in suit #2008-0003616, wherein as follows:

IT IS ORDERED ADJUDGED AND DECREED that judgment is hereby rendered in favor of Plaintiffs, Sharon Carter and Demetrius Carter and against Charles Mitchell, Jr. and Patsy Mitchell, as follows: declaring Sharon and Demetrius Carter owners of the following described property, to-wit:

Lot 5 and the East Half of Lot 12, Square 17, Extension of North First Street, Ponchatoula, Parish of Tangipahoa, State of Louisiana.

And

Lot 4 and the East one-half of Lot 13, Square 17, City of Ponchatoula, Parish of Tangipahoa, State of Louisiana.

In MOB 2052-page 614 file number # 861052 is recorded one certain Judgment filed September 27, 2011, rendered and signed September 26, 2011, in the suit entitled Fidelity Finance of Hammond, Inc. VS. Rishaud D. Carter in suit #2011-2232 C, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that the preliminary default entered herein be and it is hereby made final and that there be judgment herein in favor of petitioner, FIDELITY FINANCE OF HAMMOND, INC., and against the defendant(s), RISHAUD D. CARTER, in the full sum of \$523.50 together with interest at the rate of 18.000% percent thereon from June 28, 2011, until paid; plus attorney's fee of 25% on the principal and interest due and payable, and for all costs of these proceedings.

In MOB 2252-page 807 file number # 908229 is recorded one certain Judgment filed October 30, 2013, rendered and signed October 21, 2013, in the suit entitled Tower Loan-Hammond VS. Dejuan Carter in suit #20133173 State of Louisiana Justice of the Peace Ward Three, District Seven, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there be judgment in favor of the plaintiff, TOWER LOAN-HAMMOND, and against the defendant, DEJUAN CARTER in the sum of THREE THOUSAND FIVE HUNDRED THIRTY FIVE AND 89/100-- (\$ 3535.89 ) DOLLARS, with 35.31 percent per annum interest thereon from the 21<sup>TH</sup> day of OCTOBER, 2013, until paid, plus court costs.

THUS, DONE, READ AND SIGNED, in open court on this 21<sup>TH</sup> day of OCTOBER, 2013.

In MOB 2590-page 477 file number # 986306 is recorded one certain Repossession of Vehicle filed June 12, 2017, and executed Date not known, wherein as follows:

**VEHICLE IDENTIFICATION NUMBER**

1N4AL2AP7AN486139

**DEBTOR INFO**

DEBTOR NAME: DOUGLAS CARTER

DOB:

3/9/1972

CODEBTOR NAME:

DOB:

ADDRESS: 10003 Lynette Dr Hammond, LA 70403

**CLIENT**

CLIENT NAME: Credit Acceptance CLIENT NUMBER: 800-303-1228

**RECOVERY INFO**

RECOVERY ADDRESS: 10003 Lynette Dr Hammond, LA 70403

DATE: 06/05/2017 TIME: 06:25 AM

STORAGE LOCATION: MAIN (Slidell) 57342 ALLEN RD SLIDELL LA 70460

In MOB 2668-page 219 file number # 1003445 is recorded one certain mortgage filed March 26, 2018, and executed March 23, 2018, by Rishaud D. Carter in favor of GMFS LLC in the sum of \$292,602.00 represented by one note payable and due on April 1, 2048, standing against the hereinabove described property.

In MOB 2673 page 803 file number #1004680 Repossession of Vehicle is recorded on April 13, 2018, and executed date not known, wherein as follows:

**VEHICLE IDENTIFICATION NUMBER**

2C3CDXBG5CH119848

**DEBTOR INFO**

DEBTOR NAME: Dario Carter

DOB: 12/25/1994

CODEBTOR NAME:

DOB:

ADDRESS: 143 HILLOCK COURT HAMMOND, LA 70403

**CLIENT**

CLIENT NAME: CHRYSLER CAPITAL CLIENT NUMBER: 214-722-4501

**RECOVERY INFO**

RECOVERY ADDRESS: 143 HILLOCK COURT HAMMOND, LA 70403

In MOB 2812-page 359 file number # 1034772 is recorded one certain Judgment filed August 29, 2019, rendered and signed August 28, 2019, in the suit entitled Capital One Bank (USA) NA VS. Dejuan Carter in suit #2019-000647, wherein as follows:

withdrawing the said costs.

IT IS ORDERED, ADJUDGED, AND DECREED, that the Default herein entered on April 23, 2019, be now confirmed and made final and, accordingly, let there be judgment herein in favor of the Plaintiff CAPITAL ONE BANK (USA), N.A., and against the Defendant, DEJUAN CARTER, (Social Security# \*\*\*-\*\*-3357) in the full sum of \$1,936.14 and for all costs subject to a credit of \$0.00.

In MOB 2826 page 126 file number # 1037549 is recorded one certain Federal Tax Lien filed October 17, 2019, and executed October 8, 2019, wherein notice is given that the tax, including interest and penalties, and additional penalties, interests and costs accrued, have been assessed against Rishaud D. Carter in the sum of \$119,229.43, serial #386358019; this notice was prepared and signed at Nashville, TN.

In MOB 3053-page 469 file number # 1077363 is recorded one certain Judgment filed June 10, 2021, rendered and signed June 8, 2021, in the suit entitled Accelerated Inventory management, LLC VS. Rishaud Carter in suit #20210000218, wherein as follows:

IT IS ORDERED that there be judgment herein in favor of ACCELERATED INVENTORY MANAGEMENT, LLC and against RISHAUD CARTER, (ssn: XXX-XX-3184) in the full and true sum of the principal balance of \$12,743.30, plus accrued interest in the amount of \$1,645.48, with judicial interest at the legal rate from the date of judicial demand, until paid, late charges in the amount of \$32.25, until paid, attorney's fees of 25% of the amounts due and sought to be collected, and all costs of these proceedings.

In MOB 3245-page 310 file number # 1114727 is recorded one certain Judgment filed January 17, 2023, rendered and signed January 9, 2023, in the suit entitled Jefferson Capital Systems, LLC VS. Dejuan Carter in suit #2020-0001954, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that judgment is rendered in favor of JEFFERSON CAPITAL SYSTEMS, LLC and against DEJUAN CARTER in the full and true sum of \$3,044.57, together with legal interest thereon from date of judgment until paid, all costs of these proceedings, and any future court costs.

In MOB 3337-page 758 file number # 1135185 is recorded one certain Repossession of Vehicle filed January 24, 2024, and executed January 19, 2024, wherein as follows:

**NOTICE OF REPOSSESSION** 717 WAKU WAKSALL  
TANGIPAHOA

Client  
GM Financial  
4001 Embarcadero Drive  
Arlington, Texas, 76014

Lien Holder  
GM Financial  
P.O. Box 1630  
Fort Worth TX 76101

Filed by: Repossession Contractor  
Guardian Services, LLC  
PO Box 641387  
Kenner, LA 70064  
Phone: 504-464-5778  
Fax: 504-464-1582  
LA License# State License No. RA19-0

This notice is to inform the proper official and the recorder of mortgages / clerk of courts of the self help recovery of the following customer and collateral.

Name of Debtor: A&R CARTER PROPERTIES LLC  
Borrowers Last Know Address: 177 LAKE ORLEANS BLVD, PONCHATOULA, LA, 70454  
Debtors Date of Birth:  
Name of Cosigner: RISHAUD CARTER  
Cosigners Last Know Address: ...  
Cosigners Date of Birth:  
Description of Collateral (V/M/M): 21 FORD F-250 SUPER DUT  
VIN Number: 1FTRW2BT4MEC03003  
Reference Number: 455738  
Recovery Date: 01/18/2024  
Recovery Location: 177 Lake Orleans Blvd, Ponchatoula, LA 70454

In MOB 3361-page 126 file number # 1140398 is recorded one certain Affidavit of Andrew Cvitanovic filed April 30, 2024, and executed October 24, 2022, wherein as follows:

AFFIDAVIT OF ANDREW CVITANOVIC  
STATE OF LOUISIANA  
PARISH OF PLAQUEMINES

BEFORE ME, Notary Public, personally came and appeared Andrew J. Cvitanovic (Bar

No. 34500), who, upon being duly sworn did depose and state the following information is true and correct to the best of his personal information and belief:

1. He is an attorney licensed to practice in the State of Louisiana, and is a partner in the law firm, Cossich, Sunnich, Parsiola & Taylor, LLC, which law firm is located in Plaquemines Parish, Belle Chasse, Louisiana;
2. On October 24, 2022 affiant, Andrew J. Cvitanovic, and the firm Cossich, Sunnich, Parsiola & Taylor, LLC along with the Steward Law Group, LLC were retained by Demoreo Carter to represent him with regard to his claim against his employer Baywater Drilling, LLC, for injuries which were sustained on or about October 17, 2022 in Plaquemines Parish, Louisiana. At the time of the accident and injury and at the present time, Demoreo Carter was and remains domiciled in Tangipahoa Parish, Louisiana;
3. On October 24, 2022, Demoreo Carter signed a contingency fee contract and joint representation agreement, retaining the services of Andrew Cvitanovic, Cossich, Sunnich, Parsiola & Taylor, and the Steward Law Group, LLC to represent him with regard to the above described claim. Attached hereto as Exhibit A is a copy of the contingency fee contract signed by Demoreo Carter retaining the services of Cossich, Sunnich, Parsiola & Taylor, LLC. Attached hereto as Exhibit B is a copy of the Joint Representation Agreement retaining the services of the Steward Law Group, LLC;
4. In accordance with Louisiana law, the contingency fee contract signed by Demoreo Carter grants Cossich, Sunnich, Parsiola & Taylor, LLC and the Steward Law Group, LLC an interest in the claim and prohibits the client from settling, compromising, releasing, or discontinuing the claim without payment of attorney fees and expenses;
5. In the course of representing Demoreo Carter with regard to this claim, the firm of Cossich, Sunnich, Parsiola and Taylor, LLC has incurred significant expenses and costs, in addition to expending a great amount of time and effort to pursue this claim, and
6. In accordance with Louisiana law, and the contingency fee and joint representation agreements contract signed by Demoreo Carter; Cossich, Sunnich, Parsiola & Taylor, LLC does hereby assert and preserve its privilege and lien against any recovery made by way of settlement, compromise, or judgment.

In MOB 3392-page 85 file number # 1147331 is recorded one certain Judgment filed August 287, 2024, rendered and signed August 27, 2024, in the suit entitled LVNV Funding LLC VS. Dejuan Carter in suit #20240002388, wherein as follows:

IT IS ORDERED, ADJUDGED, AND DECREED that judgment be rendered in favor of the plaintiff LVNV Funding LLC and against defendant Dejuan Carter (SSN \*\*\*-\*\*-3357) in the full sum of \$3,329.01, together with 8.75% interest from date of judgment, and attorney's fees in the amount of 25% of the total of both principal and interest, and all court costs of these proceedings, subject to a credit of \$.00.

In MOB 3397-page 588 file number # 1148478 is recorded one certain Judgment filed September 23, 2024, rendered and signed September 20, 2024, in the suit entitled Joshua Pines VS. Rishaud Carter in suit #20240002282, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that judgment is rendered in favor of Plaintiff, Joshua Pines, and against the Defendant, Rishaud Carter (xxx-xx-3184), in the full and true sum of \$28,000.00, plus accruing interest at the maximum rate allowed by law from date of judicial demand, until paid, and for all costs of these proceedings;

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that plaintiff is entitled to reasonable attorney's fees in the amount of \$ 7,000.00 for prosecution of this claim.

In MOB 3397-page 793 file number # 1148526 is recorded one certain mortgage filed September 24, 2024, and executed September 10, 2024, by Rishaud D. Carter in favor of Secretary of Housing & Urban Development in the sum of \$40,546.65 represented by one note payable and due on April 1, 2048, standing against the hereinabove described property.

In MOB 3422-page 592 file number # 1153294 is recorded one certain Judgment filed December 26, 2024, rendered and signed November 19, 2024, in the suit entitled MagGee Financial Ponchatoula VS. Rishaud Carter in suit #2024sc02076 City Court of Hammond Seventh Ward, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, MagGee  
Financial Ponchatoula have judgment and  
recover against defendant(s), Rishaud Carter in  
solido, the principal balance of \$ 5000.00 with interest at the rate of  
28.97 % for one year after the 30th day of October 2024  
and thereafter at the rate of 18.00% per annum until paid, and for all costs of these  
proceedings, subject to a credit of \$ 0.00.

IT IS FURTHER 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: lphone, iPad, Sony TV

In MOB 3449-page 284 file number # 1158871 is recorded one certain Assignment filed April 15, 2025, and executed April 7, 2025, wherein GMFS LLC does hereby assign, transfer, sell and deliver unto Carrington Mortgage Services LLC that certain mortgage recorded in MOB 2668 page 219.

In MOB 3462-page 135 file number # 1161477 is recorded one certain Judgment filed May 30, 2025, rendered and signed May 6, 2025, in the suit entitled 1st Franklin Financial VS. Rishaud Carter in suit #2025CV00749 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED and DECREED that judgment be rendered in favor of the plaintiff, 1<sup>st</sup> Franklin Financial, and against the defendant, Rishaud Carter (SSN: XXX-XX-3184), on the promissory note with the defendant liable and owing the sum of \$11,286.64 together with reasonable attorney's fees in the amount of twenty-five (25%) percent along with all costs of these proceedings including all recording and cancellation costs with said sums being taxed at the promissory note interest rate of 26.39% from the date of judicial demand through the maturity date of June 10, 2027, and thereafter at 18% per annum until paid in full.

In MOB 3466-page 853 file number # 1162433 is recorded one certain Notice of Seizure filed June 13, 2025 and signed June 11, 2025, in the suit entitled Carrington Mortgage Services LLC VS. Rishaud D. Carter, suit #2025-0002059, wherein the Sheriff of Tangipahoa Parish has seized the E described property to satisfy a writ issued June 9, 2025.

In MOB 3326-page 847 file number # 1132763 is recorded one certain Assignment filed December 1, 2023, and executed November 30, 2023, wherein Mortgage Electronic Registration System's, Inc. does hereby assign, transfer, sell and deliver unto GMFS, LLC that certain mortgage recorded in MOB 2668 page 219.

Witness my hand and seal this 19th day of November 2025 at 8:30 A.M., Amite, Louisiana.

Gary Stanga, Clerk of Court

BY: \_\_\_\_\_, Deputy Clerk