



Tangipahoa Parish Clerk of Court

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

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CHIEF DEPUTY
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CHIEF FINANCIAL OFFICER

AMITE (985) 748-4146
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SHERIFF'S SALE U-25-2025
SUIT # 2023-0003873

MORTGAGE CERTIFICATE

I, Darla Travis, 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:

ALEX G GERARVE
ALEX DEWAYNE GERARVE
KRISTY G GERARVE
KRISTY GIOVINGO GERARVE

Description:

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Parish of Tangipahoa, State of Louisiana, in that part thereof known as HIGHPOINT GATES SUBDIVISION, being LOT 16 thereof. All as shown on plat recorded in COB 1070/29. Restrictions in COB 1065/167, and as shown on subdivision map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property. 47175 ROSEHILL LANE TICKFAW, LA. 70466

EXCEPT:

In MOB 1941 page 699 file number # 832448 is recorded one certain Appearance Bond filed June 16, 2010, and executed June 16, 2010, wherein Kristy Giovingo Gerarve as surety(ies) are held and firmly unto the Governor of Louisiana in the sum of \$10,000.00. Joseph Giovingo Sr, Principal(s). For the Parish of Livingston.

Cancelled only insofar as property described in Sheriff's Sale recorded in Conveyance Book 1538 page 714 is concerned and no further. This 26th day of May, 2020. Michelle Hughes, Deputy Clerk of Court

In MOB 2680 page 606 file number # 1006119 is recorded one certain mortgage filed May 8, 2018, and executed May 4, 2018, by Alex D Gerarve and Kristy G Gerarve in favor of Signature Home Lending Inc in the sum of \$267,900.00 represented by one note payable and due on June 1, 2048, standing against the hereinabove described property.

In MOB 2879 page 147 file number # 1047721 is recorded one certain Assignment filed April 13, 2020, and executed April 7, 2020, wherein Mortgage Electronic Registration Systems Inc ("MERS"), as mortgagee, as nominee for Signature Home Lending, Inc does hereby assign, transfer, sell and deliver unto Pingora Loan Servicing LLC that certain Mortgage recorded in MOB 2680 page 606.

M/C \$50-
ATY \$7-
POST \$101-

In MOB 3346 page 47 file number # 1137197 is recorded one certain Judgment filed February 29, 2024, rendered and signed February 28, 2024, in the suit entitled Pingora Loan Servicing LLC VS. Alex D Gerarve a/k/a Alex Dewayne Gerarve and Kristy G Gerarve a/k/a Kristy Giovingo Gerarve in suit #2023-0003873 21st Judicial District, Parish of Tangipahoa, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that judgment is hereby rendered in favor of plaintiff, **PINGORA LOAN SERVICING, LLC**, against the defendants, **ALEX D. GERARVE A/K/A ALEX DEWAYNE GERARVE** and **KRISTY G. GERARVE A/K/A KRISTY GIOVINGO GERARVE**, in the amount as follows: (a) principal of \$263,947.44 with interest of \$59,197.16 through January 30, 2024 and thereon at 5.000% per annum, until paid; (a) the following amounts accrued through January 30, 2024: late charges of \$503.37, advances of \$47,655.50 for the payment of taxes and insurance, mortgage insurance premium advances of \$321.48, inspections of \$165.00, NSF charges of \$25.00, and any such additional amounts accruing thereafter through the date of sale; (b) all expenses incurred in enforcing the note and mortgage including reasonable attorney's fees as provided for by the note and mortgage, (c) all law charges, costs, fees and expenses including sheriff's commission.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the mortgage securing the above described debt, which is now in favor of **PINGORA LOAN SERVICING, LLC**, which was recorded under INSTRUMENT NO. 1006119 in the records of Tangipahoa Parish, Louisiana is hereby recognized and declared enforceable in accordance with law, entitled to payment, with preference and priority, over all inferior encumbrances which mortgage encumbers the following described property, to-wit:

THAT CERTAIN LOT OP GROUND, together with all the buildings and improvements thereon, situated in the Parish of Tangipahoa, State of Louisiana, in that part thereof known as HIGHPOINT GATES SUBDIVISION, being LOT 16 thereof. All as shown on plat recorded in COB 1070/29. Restrictions in COB 1065/167, and as shown on subdivision map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the defendants, **ALEX D. GERARVE A/K/A ALEX DEWAYNE GERARVE** and **KRISTY G. GERARVE A/K/A KRISTY GIOVINGO GERARVE**, are east for all costs hereof.

In MOB 3368 page 466 file number # 1141946 is recorded one certain Notice of Seizure filed May 29, 2024 and signed May 22, 2024, in the suit entitled Pingora Loan Servicing LLC VS. Alex D Gerarve a/k/a Alex Dewayne Gerarve and Kristy G Gerarve a/k/a Kristy Giovingo Gerarve, suit #2023-0003873, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued April 18, 2024.

In MOB 3420 page 566 file number # 1152914 is recorded one certain Assignment filed December 18, 2024, and executed December 17, 2024, wherein Nationstar Mortgage LLC d/b/a Mr Cooperas Attorney-in-Fact for Pingora Loan Servicing LLC does hereby assign, transfer, sell and deliver unto US Bank Trust National Association, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust that certain Mortgage recorded in MOB 2680 page 606.

In MOB 3450 page 172 file number # 1159087 is recorded one certain Judgment filed April 17, 2025, rendered and signed April 10, 2025, in the suit entitled Southern Credit VS. Kristy Gerarve in suit #2025SC00082 City Court of Hammond, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Southern Credit have judgment and recover against defendant(s), Kristy Gerarve in solido, the principal balance of \$ 1024.22, with interest at the rate of 3 1/2 % for one year after the 1st day of April, 2025, and thereafter at the rate of 12% per annum until paid; and for all costs of these proceedings, subject to a credit of \$ 0.

Witness my hand and seal this 28th day of April, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY: Daphne Travis, Deputy Clerk

SHERIFF'S SALE

Twenty-First Judicial District Court of Louisiana, in and for the Parish of Tangipahoa
PINGORA LOAN SERVICING LLC

VS.2023-0003873 D

ALEX D. GERARVE A/K/A ALEX DEWAYNE GERARVE AND KRISTY G. GERARVE
A/K/A KRISTY GIOVINGO GERARVE

*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/tangipahoa/sheriffsale on*

JUNE 25, 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:

THAT CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, situated in the Parish of Tangipahoa, State of Louisiana, in that part thereof known as HIGHPOINT GATES SUBDIVISION, being LOT 16 thereof. All as shown on plat recorded in COB 1070/29. Restrictions in COB 1065/167, and as shown on subdivision map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property. 47175 ROSEHILL LANE TICKFAW, LA. 70466

WRIT AMOUNT: TWO HUNDRED SIXTY THREE THOUSAND NINE HUNDRED FORTY SEVEN DOLLARS AND 44/100 (\$263,947.44)

*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 appraisal and according to law.*

Amite, Louisiana, April 21, 2025

DEAN MORRIS, LLC
1505 NORTH 19TH STREET
MONROE, LA 71201
318-388-1440

GERALD D. STICKER
SHERIFF

Advertised: THE DAILY STAR
May 22, 2025
June 19, 2025

GARY STANGA
CLERK OF COURT
TANGIPAHOA PARISH, LA
2025 APR 28 PM 12:47