



Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 • AMITE, LOUISIANA 70422

ALICIA RUSSELL
CHIEF DEPUTY
STORMY NORMAN
CHIEF FINANCIAL OFFICER

Sheryl Sale 7/23/25
Suit # 2025-001075

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

MC #34
Att #89
Post. 75

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:

JANICE WATSON

J WATSON

Description:

A certain piece or parcel of land situated in Section 16, T6S, R8E, Tangipahoa Parish, Louisiana, more particularly described as follows, to wit:

Lot 16, Phase II on Pine Hill Subdivision, as per that certain subdivision map, designated Pine Hill Subdivision, Third Filing, recorded on June 29, 2004 at COB 989, page 134 of the official records of Tangipahoa Parish, Louisiana.

Except:

In MOB 238 page 28 file number # 195889 is recorded one certain Judgment filed October 10, 1972, rendered and signed October 4, 2972, in the suit entitled Louisiana Furniture Co VS. Judy Ann Watson in suit #6240a Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of Louisiana Furniture Company and against the defendant Judy Ann Watson jointly, severally and jointly, in the full sum and amount of SIXTY SIX AND 56/100 (\$ 66.58) Dollars, together with interest thereon from judicial demand at legal rate per annum until paid, and for all costs of Court.

In MOB 240 page 358 file number # 198256 is recorded one certain Judgment filed January 25, 1973, rendered and signed January 22, 1973, in the suit entitled All State Furniture VS. Judy Ann Watson in suit #6268A Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of All State Furniture and against the defendant Judy Ann Watson jointly, severally and jointly, in the full sum and amount of ONE HUNDRED FORTY EIGHT AND NO/100 (\$ 148.00) Dollars, together with interest thereon from judicial demand at legal rate per annum until paid, and for all costs of Court.

In MOB 956 page 356 file number # 587802 is recorded one certain Judgment filed July 16, 2001, rendered and signed July 12, 2001, in the suit entitled A-1 Check Cash & Finance Amite LA VS. Jaqueline Watson in suit #2001065 Justice of the Peace Court, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that there be

judgment in favor of the plaintiff, Al Check Cash & Finance,
and against the defendant, Jaqueline Watson
in the sum of Two Hundred Thirty one + 74/100 Dollars
(\$ 231.74) DOLLARS, with _____ percent per annum interest thereon from the
12th day of July, 20 01, 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 1522 page 893 file number # 731224 is recorded one certain Judgment filed September 14, 2006, rendered and signed January 14, 2003, in the suit entitled Tangi Finance Service of Ponchatoula LLC VS. Judy & Eddie Watson in suit #2-0002-0340, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, _____

TANGI FINANCE SERVICE OF PONCHATOLA, LLC have
judgment and recover against defendant(s), Judy & Eddie Watson

in solido, the principal balance of \$ 863.28 with interest at the rate of
24.00 % for one year after the 12th day of November, 2002,
and thereafter at the rate of 18.00% per annum until paid, together with attorney'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) 27" GE TV (2) 25" RCA TV (3) Nintendo 64
(1) Emerson VCR (1) Sapec Nintendo (1) Emerson Microwave

In MOB 2094 page 816 file number # 871580 is recorded one certain Claim Against Estate filed March 29, 2012, and executed March 26, 2012, wherein as follows:

STATE OF
IN RE: ESTATE OF
JOYCE WASHBURN WATSON

Louisiana
IN THE 21ST DISTRICT COURT
TANGIPARHOA COUNTY
CASE#: 2012-0030035

STATEMENT OF CLAIM

1. American Inforsource as agent for Asset Acceptance hereby presents for filing against the above estate this statement of claim in the amount of \$ \$424.32.
2. The basis for the claim is account number 27094366 which was open on 4/29/2008.
3. The name and address of the claimant is American Inforsource as agent for Asset Acceptance
P.O. Box 248894, Oklahoma City, OK 73124
4. This claim IS NOT contingent
5. This claim IS NOT secured
6. The last payment made on the account was \$ \$28.50 on 11/5/2008.
7. Please send payments to American Inforsource as agent for Asset Acceptance
P.O. Box 248894,
Oklahoma City, OK 73124
1-877-327-7384
Please write the above account number on your check.

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true, to the best of my knowledge and belief.

In MOB 3268 page 663 file number # 1119959 is recorded one certain mortgage filed April 13, 2023, and executed April 13, 2023, by Janice Watson in favor of Townebank Mortgage in the sum of \$225000. represented by one note payable and due on May 1, 2053, standing against the hereinabove described property.

In MOB 3433 page 60 file number # 1155598 is recorded one certain Assignment filed February 18, 2025, and executed February 17, 2025, wherein Mortgage Electronic Registration Systems Inc (MERS) does hereby assign, transfer, sell and deliver unto Pennymac Loan Services LLC that certain Assignment recorded in MOB 3268 page 663.

In MOB 3455 page 695 file number # 1160193 is recorded one certain Notice of Seizure filed May 7, 2025 and signed May 6, 2025, in the suit entitled Pennymac Loan Services LLC VS. Janice Watson, suit #2025-001075 21st Judicial District Court, wherein the Sheriff of Tangiparhoa Parish has seized the hereinabove described property to satisfy a writ issued April 1, 2025.

Witness my hand and seal this 2 day of June, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

By Janice Watson, Deputy Clerk

SHERIFF'S SALE

Twenty-First Judicial District Court of Louisiana, in and for the Parish of Tangipahoa

PENNYMAC LOAN SERVICES LLC

VS. 2025-0001075 B

JANICE WATSON

*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*

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:

A certain piece or parcel of land situated in Section 16, T6S, R8E, Tangipahoa Parish, Louisiana, more particularly described as follows, to wit:

Lot 16, Phase II on Pine Hill Subdivision, as per that certain subdivision map, designated Pine Hill Subdivision, Third Filing, recorded on June 29, 2004 at COB 989, page 134 of the official records of Tangipahoa Parish, Louisiana.

Being that portion of the same property acquired by Exquisite Homes, Inc., LLC from Tag Development, LLC by act dated July 28, 2003 and recorded with the Tangipahoa Parish Clerk of Court at COB 966, folio 475.

WRITE AMOUNT: TWO HUNDRED TWENTY THOUSAND, EIGHT HUNDRED FORTY-NINE DOLLARS SIXTY-THREE CENTS (\$220,849.63)

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 appraisal and according to law.

Amite, Louisiana, May 16, 2025

LAW OFFICE OF

HERSCHEL C ADCOCK, JR.

P.O. BOX 87379

BATON ROUGE, LA 70879

225-756-0373

GERALD D. STICKER

SHERIFF

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

2025 MAY 29 PM 12:42
TANGIPAHOA PARISH, LA
CLERK OF COURT
GARY STANGA

Vanessa Bailey
Deputy Clerk of Court



GERALD D. STICKER

SHERIFF | EX-OFFICIO TAX COLLECTOR

Sheriff Sale Information Sheet

Email: civil@tpso.org

Docket Number: _____

Please provide the TPSO 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: \$ _____
5. ___ With Appraisal or X Without Appraisal
6. Names to be run on the Mortgage Certificate (Please list every form of the name(s) you wish to run):

JANICE WATSON
J. WATSON

7. Municipal Address(es) of the Property being seized: 46496 COTE COURT, HAMMOND, LA 70401
8. Is this property vacant land? YES ___ NO ___
 - 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 : _____
 - 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): _____
11. Assessment Number(s): _____
12. Plaintiff Mailing Address: 6101 CONDOR DRIVE, MOORPARK, CA 93021
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