



# Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

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SHERIFF'S SALE 3-26-2025  
SUIT # 2024-0002235

## 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:

ACQUISITION REALTY, INC.

Description:

A certain tract or parcel of land situated in Section 10, T5S, R8E, together with all buildings and appurtenances situated thereon, located in the Parish of Tangipahoa, State of Louisiana, and being more particularly described as per survey of George D. Sullivan, Registered Professional Surveyor dated December 18, 1993, as commencing at a point which is 658.66 feet South and 42.09 feet East of the Northwest corner of Section 10, T5S, R8E (said point being on the right of way of LA Highway 40, known as Morris Road); from said POINT OF BEGINNING, thence South 89 degrees 58 minutes (01 seconds East 1256.87 feet to iron pipe and corner; thence South 00 degrees 42 seconds East 1322.47 feet to iron pipe and corner; thence West 1290.93 feet to the right of way of LA Highway 40 (set iron pipe) and corner; thence along said right of way of LA Highway 40 North 00 degrees 10 minutes 08 seconds west 1323.20 feet to the POINT OF BEGINNING, TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST that vendor has in and to a 25 foot strip along the West Boundary of said property, subject to the right of way of LA Highway 40; said parcel containing 39.14 acres, together with acreage located in the 25 foot strip along said West Boundary.

LESS AND EXCEPT:

That certain Sale recorded at COB 1433 Page 114 being 1.837 acres; Corrected at COB 1435 page 205.

That certain Sale recorded at COB 1499 page 568, being 10.631 acres.

That certain Sale recorded at COB 1499 Page 576, being 2.666 acres.

That certain Sale recorded at COB 1519 742, being 2.599 acres.

A certain tract or parcel of land situated in Sections 10 and 3, T5S, R8E, together with all buildings and appurtenances situated thereon, located in the Parish of Tangipahoa, State of Louisiana, and being more particularly described as follows to wit:

Commencing at a point which is 658.66 feet South and 42.09 feet East, 1284.07 feet South 89 degrees 58 minutes 01 seconds East, 85.51 feet North 01 degrees 40 minutes 37 seconds East and 574.92 feet North 00 degrees 25 minutes 28 seconds West of the Northwest corner of Section 10, T5S, R8E for the POINT OF BEGINNING; From said Point of Beginning proceed thence East 383.23 feet; thence South 00 degrees 20 minutes 59 seconds East 629.00 feet; thence East 277.00 feet, thence South 00 degrees 20 minutes 59 seconds East 2011.00 feet; thence North 89 degrees 57 minutes 26 seconds West 660.19 feet; thence North 00 degrees 21 minutes 02 seconds West 2639.51 feet back to the POINT OF BEGINNING containing 36.01 acres, designated as "TRACT 2" of the HOOVER MINI DIVISION, all as per survey of Bodin and Webb, Inc., Consulting Engineers, dated May 22, 2006.

LESS AND EXCEPT:

That certain sale recorded at COB 1409 Page 178 of the official records of Tangipahoa Parish,

Louisiana, being 15.537 acres.

53384 HIGHWAY 40 LORANGER, LA 70446

EXCEPT:

In MOB 2753 page 791 file number # 1022326 is recorded one certain Multiple Indebtedness Mortgage filed February 6, 2019, and executed February 4, 2019, by Acquisition Realty, Inc. in favor of Gulf Credit, LLC in the sum of \$1,000,000.00, standing against the following described property.

That certain piece or parcel of land, located in Section 10, Township 5 South, Range 8 East, Tangipahoa Parish, State of Louisiana, being more particularly described as follows:

Beginning at a point 658.66' South, 42.09' East, and 400.00' South 89 deg. 58 min. 01 sec. East, 652.37' South 00 deg. 10 min. 08 sec. East of the NW corner of Section 10, T5S, R8E, being the Point of Beginning; thence North 00 deg. 10 min. 08 sec. West 220.00 feet to a 1/2" iron rod set; thence South 89 degrees 58 min. 01 sec. East 527.93 feet to a 1/2" iron rod set; thence South 00 degrees 10 min. 08 sec. East 220.00 feet to a 1/2" iron rod set; thence North 89 deg. 58 min. 01 sec. West 527.93 feet back to the Point of Beginning. Being more particularly described as Tract 2, containing 2.666 acres, all as per survey entitled "Plat of Survey of Anamar Properties Mini Partition in Section 10, T5S, R8E, Tangipahoa Parish, Louisiana," all as per George D. Sullivan, RPLS, dated 12/27/2018 and recorded in the records of Tangipahoa Parish at COB 1498, page 834.

Along with that 60' All Purpose Servitude from Highway 40, all as shown on said map.

Municipal Address: 53382 Highway 40, Loranger, LA 70446

In MOB 3021 page 181 file number # 1072094 is recorded one certain mortgage filed April 1, 2021, and executed March 9, 2021, by Acquisition Realty, Inc. in favor of Anamar Properties, LLC in the sum of \$497,00.00 represented by one note payable in 60 monthly installments of \$2,821.91, with the first payment due on the 25th day of April, 2021, and on the 25th of each consecutive month thereafter until paid in full, with said note ballooning on the 25<sup>th</sup> day of April, 2026, at which time the entire remaining balance is due and payable in one balloon payment, standing against the hereinabove described property.

In MOB 3352 page 588 file number # 1138713 is recorded one certain Multiple Indebtedness Mortgage filed March 28, 2024, and executed March 27, 2024, by Acquisition Realty, Inc. in favor of Gulf Credit, LLC in the sum of \$5,000,000.00, standing against the following described property.

That certain piece or parcel of land, located in Section 10, Township 5 South, Range 8 East, Tangipahoa Parish, State of Louisiana, being more particularly described as follows:

Beginning at a point 658.66' South, 42.09' East, and 400.00' South 89 deg. 58 min. 01 sec. East of the Northwest Corner of Section 10, T5S, R8E, being the Point of Beginning; thence South 89 degrees 58'01" East 886.87 feet to a 1/2" iron pipe found; thence South 00 degrees 20'42" West 652.38 feet to a 1/2" iron rod set; thence North 89 degrees 58'01" West 360.95 feet to a 1/2" iron rod set; thence North 00 degrees 10'08" West 220.00 feet to a 1/2" iron rod set; thence South 89 degrees 58'01" East 527.93 feet to a 1/2" iron rod set; thence North 00 degrees 10'08" West 432.37 feet back to the Point of Beginning.

Being more particularly described as Tract 1, containing 10.631, all as per survey entitled "Plat of Survey of Anamar Properties Mini Partition in Section 10, T5S, R8E, Tangipahoa Parish, Louisiana," all as per George D. Sullivan, RPLS, dated 12/27/2018 and recorded in the records of Tangipahoa Parish at COB 1498, page 834.

Along with that 60' All Purpose Servitude from Highway 40, all as shown on said map.

Being the same property acquired by Acquisition Realty, Inc. by Act of Sale With Mortgage dated February 4, 2019 recorded in COB 1499, Folio 568, in the conveyance records of Tangipahoa Parish, Louisiana.

In MOB 3391 page 352 file number # 1147193 is recorded one certain Judgment filed August 26, 2024, rendered and signed August 22, 2024, in the suit entitled Anamar Properties, L.L.C. VS. Acquisition Realty, Inc. in suit #2024-2235 Twenty-First Judicial District Court, Parish of Tangipahoa, State of Louisiana, wherein as follows:

**IT IS ORDERED, ADJUDGED AND DECREED** that there be judgment in favor of the plaintiff, ANAMAR PROPERTIES, L.L.C. and against the Defendant, ACQUISITION REALTY, INC., as follows:

On the March 25, 2021 Promissory Note in the amount of FOUR HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED SIXTY AND 41/100 (\$484,960.41) DOLLARS in principal, accrued interest as of June 3, 2024 in the amount of TWENTY EIGHT THOUSAND SIX HUNDRED FOURTEEN AND 67/100 (\$28,614.67) DOLLARS, interest per annum as set forth in the Promissory Note, together with reasonable attorney's fees in the amount of

\$ 2,500.00 and all costs of these proceedings. The affiant submits this affidavit and Motion for Confirmation of Default Judgment pursuant to Louisiana Civil Code of Procedure Article 1702.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the Court recognizes and takes judicial notice of the Sale with Mortgage recorded at File Number 1072094, MOB 1570, Page 782 in the official records of Tangipahoa Parish, State of Louisiana.

In MOB 3405 page 19 file number # 1149935 is recorded one certain Notice of Seizure filed October 21, 2024 and signed October 18, 2024, in the suit entitled Anamar Properties LLC thru Agent Edwin Hoover Jr VS. Acquisition Reality Inc, suit #2024-0002235, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued October 16, 2024.

In MOB 3426 page 421 file number # 1154083 is recorded one certain Amended Notice of Seizure filed January 14, 2025 and signed January 13, 2025, in the suit entitled Anamar Properties LLC thru Agent Edwin Hoover Jr VS. Acquisition Realty Inc, suit #2024-0002235, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued October 16, 2024.

Witness my hand and seal this 20th day of February, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY: Daphne Traylor, Deputy Clerk