



# Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 • AMITE, LOUISIANA 70422

*Sheriff's Sale*

*4-23-25*

ALICIA FUSSELL

CHIEF DEPUTY

STORMY NORMAN

CHIEF FINANCIAL OFFICER

AMITE (985) 748-4146

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WWW.TANGICLERK.ORG

*2024-0001525*

## MORTGAGE CERTIFICATE

I, **Melissa Russell**, 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:

WILLIAM D. PRICE A/K/A WILLIAM PRICE AND VIANCA A. MCDONALD A/K/A  
VIANCA A. MCDONALD PRICE A/K/A VIANCA MCDONALD A/K/A VIANCA A.  
PRICE A/K/A VIANCA PRICE A/K/A VIANCA MCDONALD PRICE A/K/A VIANCA M.  
PRICE

### Description:

The property described in the Act of Mortgage is described as follows:

One (1) certain lot or parcel of ground, together with all the buildings and improvements thereon, situated in the Parish of Tangipahoa, Louisiana, in that subdivision thereof known as The Haven Subdivision, and being more particularly described as Lot No. 15 according to the official map of said subdivision, on file and of record in the office of the clerk and recorder for the said parish and state, as the pre-construction final plat of The Haven Phase 1 First Filing, dated August 23, 2006 and recorded May 7, 2012 at plat book 1277, page 477 instrument number #74141; said subdivision, said lot having such measurements and dimensions and being subject to such servitudes on the said map. 24038 SPANISH OAK AVE.  
PONCHATOULA, LA. 70454

### EXCEPT:

In MOB 148 page 143 is recorded one certain Notice of Pendency filed March 30, 1959 and executed March 30, 1959, in the suit entitled United Investment Corp. d/b/a Citizens Finance Co. VS. Nick & Ardrine Price in suit #21740 wherein the object of said suit is to give notice.

In MOB 2022 page 181 file number # 852173 is recorded one certain Notice of Repossession filed May 11, 2011 and executed May 10, 2011, wherein Santander Consumer USA, as secured creditor, represented by repossession agency, Guardian Services did repossess one 2004 Chrysler Sebring from debtor, Amanda McDonald.

In MOB 2283 page 714 file number # 915504 is recorded one certain Judgment filed March 18, 2014, rendered and signed March 5, 2014, in the suit entitled Republic Finance LLC VS. Dennis Price in suit # 2-1402-0014, City Court of Hammond, Seventh Ward, Parish of Tangipahoa, State of Louisiana, wherein as follows:

**IT IS ORDERED, ADJUDGED AND DECREED** that plaintiff, Republic

Finance have judgment and recover against defendant(s), Dennis Price, in the principal balance of \$5000.00 with interest at the rate of 29.52% for one year after the date of maturity and thereafter at the rate of 18% 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, subject to a credit of \$0.00.

In MOB 2322 page 869 file number # 925810 is recorded one certain Judgment filed August 28, 2014, rendered and signed August 26, 2014, in the suit entitled Advantage Financial Services VS. Dennis Price in suit #2014-037, Justice of the Peace Court, Ward One, District Seven, State of Louisiana, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there be judgment in favor of the plaintiff,

**ADVANTAGE FINANCIAL SERVICES**

and against the defendant, DENNIS PRICE, in the sum of ONE THOUSAND FOUR DOLLARS AND 44/100, (\$ 1) with legal interest thereon from the 26<sup>th</sup> day of August, 2014, until paid, plus court costs.

IT IS FURTHER ORDERED that the Writ of Sequestration issued herein be maintained, recognizing plaintiff lessor privilege on the movables sequestered.

In MOB 2325 page 255 file number # 926376 is recorded one certain Judgment filed September 8, 2014, rendered and signed August 26, 2014, in the suit entitled Southern Credit VS. Derrick Price in suit #2014SC00682, City Court Hammond, Seventh Ward, Parish of Tangipahoa, State of Louisiana, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff,

Southern Credit

have

judgment and recover against defendant(s), Derrick Price

in solido, the principal balance of \$ 521.29 with interest at the rate of

36.00 % for one year after the 13<sup>th</sup> day of August 2014

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.

In MOB 2551 page 85 file number # 977454 is recorded one certain Judgment filed January 25, 2017, rendered and signed January 23, 2017, in the suit entitled First Guaranty Bank VS. XIP Logging LLC and Dennis Price in suit #2015-00002808, 21st JDC, Parish of Tangipahoa, State of Louisiana, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment in favor of the plaintiff, FIRST GUARANTY BANK, and against the defendants, XIP LOGGING, L.L.C. and DENNIS PRICE, *in solido*, as follows: On the January 24, 2014 promissory note in the amount of TWENTY FOUR THOUSAND NINE HUNDRED NINETY NINE AND 84/100 (\$24,999.84) DOLLARS, with accrued interest through August 19, 2015 in the amount of SEVEN HUNDRED NINETEEN AND 44/100 (\$719.44) DOLLARS, late charges as of August 19, 2015 in the amount of SEVEN HUNDRED AND NO/100 (\$700.00) DOLLARS and interest thereafter at the rate of FOUR AND 86/100 (\$4.86) DOLLARS per day until paid, with 25% of said principal as attorney's fees and all costs of these proceedings. All subject to a credit of TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS.

In MOB 2710 page 795 file number # 1012923 is recorded one certain Judgment filed August 21, 2018, rendered and signed August 15, 2018, in the suit entitled Horizon Loans VS. Dennis Price in suit #20182503, Justice of the Peace Court, Ward Three, District Seven, Parish of Tangipahoa, State of Louisiana, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there be judgment in favor of the plaintiff, HORIZON LOANS, and against the defendant(s) DENNIS PRICE in the sum of ONE THOUSAND TWO AND 98/100 DOLLARS (\$1,002.98), with CONT. per annum interest there on from the 15TH day of AUGUST, 2018 until one year after contractual maturity date and 18.00 per annum interest thereafter until paid, as per the Promissory Note, and for all costs of these proceedings.

In MOB 2713 page 826 file number # 1013603 is recorded one certain Judgment filed September 4, 2018, rendered and signed August 31, 2018, in the suit entitled Capital One Bank (USA) VS. Ashley McDonald in suit #20180000077, 21st JDC, Parish of Tangipahoa, State of Louisiana, wherein as follows:

IT IS ORDERED, ADJUDGED, AND DECREED, that the Default herein entered on April 26, 2018, 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, ASHLEY MCDONALD, (Social Security# \*\*\*-\*\*-9572) in the full sum of \$3,216.34 and for all costs subject to a credit of \$.00.

In MOB 2722 page 732 file number # 1015412 is recorded one certain mortgage filed October 4, 2018, and executed September 25, 2018, by William D. Price and Vianca A. McDonald in favor of Gateway Mortgage Group LLC in the sum of \$187,933.00 represented by one note, payable no later than October 1, 2048, standing against the hereinabove described property.

In MOB 2755 page 55 file number # 1022610 is recorded one certain Judgment filed February 11, 2019, rendered and signed January 2, 2019, in the suit entitled Southern Credit VS. Derrick Price in suit #2018SC02134, City Court of Hammond, Seventh Ward, Parish of Tangipahoa, State of Louisiana, wherein as follows:

**IT IS ORDERED, ADJUDGED AND DECREED** that plaintiff,

Southern Credit have judgment and recover against defendant(s), Derrick Price in solido, the principal balance of \$ 4804.33, with interest at the rate of 30.15 % for one year after the 6<sup>th</sup> day of December, 2018, and thereafter at the rate of 18.00% per annum until paid, and for all costs of these proceedings, subject to a credit of \$ 50.00.

In MOB 3011 page 317 file number # 1070455 is recorded one certain mortgage filed March 15, 2022 and executed March 1, 2021, by William D. Price and Vianca A. McDonald in favor of The Secretary of Housing & Urban Development in the sum of \$17,095.45 represented by one note payable and due on October 1, 2048, standing against the hereinabove described property.

In MOB 3203 page 32 file number # 1105700 is recorded one certain Assignment filed July 27, 2022 and executed July 22, 2022, wherein Gateway Mortgage Group LLC does hereby assign, transfer, sell and deliver unto Rushmore Loan Management Services LLC that certain Mortgage recorded in MOB 2722 page 732.

In MOB 3223 page 670 file number # 1110015 is recorded one certain Judgment filed October 3, 2022, rendered and signed September 30, 2022, in the suit entitled Citibank VS. William Price in suit #20220000819, 21st JDC, Parish of Tangipahoa, State of Louisiana, wherein as follows:

**IT IS ORDERED, ADJUDGED AND DECREED** that Plaintiff, CITIBANK, N.A. have JUDGMENT and recover of Defendant, WILLIAM PRICE (Social Security# \*\*\*-\*\*-9931) the full sum of \$4,713.24, plus 25% attorney's fees and for all court costs of this suit subject to a credit of \$.00.

In MOB 3240 page 143 file number # 1113553 is recorded one certain Judgment filed December 7, 2022, rendered and signed December 6, 2022, in the suit entitled TD Bank USA VS. Vianca A. McDonald in suit #20220002707, 21st JDC, Parish of Tangipahoa, State of Louisiana, wherein as follows:

**IT IS ORDERED, ADJUDGED AND DECREED** that judgment is rendered in favor of TD Bank USA, N.A. and against VIANCA A MCDONALD in the full and true sum of \$1,523.76, together with legal interest thereon from date of judgment until paid, all costs of these proceedings, and any future court costs.

In MOB 3251 page 838 file number # 1116187 is recorded one certain Judgment filed February 2, 2023, rendered and signed February 2, 2023, in the suit entitled Discover Bank VS. Vianca McDonald in suit #20220003608, 21st JDC, Parish of Tangipahoa, State of Louisiana, wherein as follows:

**IT IS ORDERED, ADJUDGED AND DECREED** that there be Judgment herein in favor of the Plaintiff, DISCOVER BANK, and against the Defendant, VIANCA MCDONALD, in the full and true sum of \$7972.49, with interest at the statutory rate from the date of judgment, together with costs of \$555.22 incurred to date.

In MOB 3252 page 416 file number # 1116359 is recorded one certain Assignment filed February 6, 2023 and executed February 6, 2023, wherein Rushmore Loan Management Services LLC does hereby assign, transfer, sell and deliver unto Nationstar Mortgage LLC that certain Mortgage recorded in MOB 2722 page 732.

In MOB 3261 page 643 file number # 1118433 is recorded one certain Judgment filed March 16, 2023, rendered and signed March 16, 2023, in the suit entitled Cavalry SPV I LLC VS. William M. Price in suit #2023-0000223, wherein as follows:

IT IS ORDERED, ADJUDGED, AND DECREED that judgment be rendered in favor of the plaintiff Cavalry Spv I, Llc and against defendant William M Price (SSN \*\*\*-\*\*-9931) in the full sum of \$1,262.96, together with 6.5% interest from date of judgment, and all court costs of these proceedings, subject to a credit of \$.00.

In MOB 3295 page 142 file number # 1125862 is recorded one certain mortgage filed July 24, 2023, and executed June 24, 2023, by William D. Price and Vianca A. McDonald a/k/a Vianca A. McDonald Price in favor of Secretary of Housing & Urban Development in the sum of \$24,847.28 represented by one note payable and due on October 1, 2048, standing against the hereinabove described property.

In MOB 3316 page 5 file number # 1130342 is recorded one certain Judgment filed October 12, 2023, rendered and signed October 10, 2023, in the suit entitled Cavalry SPV I, LLC VS. William D. Price in suit #20230001143, wherein as follows:

IT IS ORDERED, ADJUDGED, AND DECREED that judgment be rendered in favor of the plaintiff Cavalry Spv I, Llc and against defendant William D Price (SSN \*\*\*-\*\*-6477) in the full sum of \$5,556.04, together with 6.5% 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 3367 page 201 file number # 1141659 is recorded one certain Notice of Seizure filed May 22, 2024 and signed May 20, 2024, in the suit entitled Nationstar Mortgage LLC VS. William D. Price a/k/a William Price and Vianca A. McDonald a/k/a Vianca A. McDonald Price a/k/a Vianca McDonald a/k/a Vianca A. Price a/k/a Vianca Price a/k/a Vianca McDonald Price a/k/a Vianca M. Price, suit #2024-0001525, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued May 8, 2024.

In MOB 3375 page 65 file number # 1143715 is recorded one certain Judgment filed June 24, 2024, rendered and signed June 20, 2024, in the suit entitled Velocity Investments LLC VS. William Price in suit #20240001620, 21st JDC, Parish of Tangipahoa, State of Louisiana,, wherein as follows:

IT IS ORDERED, ADJUDGED, AND DECREED that judgment be rendered in favor of the plaintiff Velocity Investments, LLC and against defendant William Price (SSN \*\*\*-\*\*-9931) in the full sum of \$5,623.33, together with 8.75% interest from date of judgment, and all court costs of these proceedings, subject to a credit of \$.00.

In MOB 3388 page 747 file number # 1146582 is recorded one certain Judgment filed August 15, 2024, rendered and signed August 7, 2024, in the suit entitled Magee Financial of Amite VS. Andreanet McDonald in suit #CL-24-0317, Justice of the Peace Court, Ward Three, District 59, Parish of Washington, State of Louisiana, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that there be judgment in favor of the plaintiff, MAGEE FINANCIAL, LLC OF AMITE, and against the defendant, ANDREANET McDONALD, in the sum of, ONE THOUSAND SEVEN HUNDRED SIXTY THREE & 97/100 (\$1763.97) DOLLARS, with 23.90% percent per Annum interest thereon from the 7<sup>TH</sup> day of AUGUST, 2024, until paid, plus court costs.

In MOB 3402 page 15 file number # 1149289 is recorded one certain Judgment filed October 8, 2024, rendered and signed October 3, 2024, in the suit entitled Magee Financial LLC of Hammond VS. Andreanet McDonald in suit #2024SC015544, City Court of Hammond, Seventh Ward, Parish of Tangipahoa, State of Louisiana, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Magee  
Financial LLC of Hammond have judgment and  
recover against defendant(s), Andreanet McDonald in  
solido, the principal balance of \$ 3521.85, with interest at the rate of  
17.96 % for one year after the 9th day of August, 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.

In MOB 3433 page 306 file number # 1155666 is recorded one certain Judgment filed February 18, 2025, rendered and signed February 12, 2025, in the suit entitled Magee Financial Ponchatoula VS. Andreanet McDonald in suit #2024SC01099, City Court of Hammond, Seventh Ward, Parish of Tangipahoa, State of Louisiana,, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Magee  
Financial Ponchatoula have judgment and  
recover against defendant(s), Andreanet McDonald in  
solido, the principal balance of \$ 2351.58, with interest at the rate of  
30.00 % for one year after the 5th day of June, 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.

Witness my hand and seal this 5th day of March, 2025 at 8:30 A.M., Amite, Louisiana.  
Gary T. Stanga, Clerk of Court

BY: Melissa Russell Deputy Clerk