



Tangipahoa Parish Clerk of Court

GARY T. STANGA, CLERK OF COURT

P.O. BOX 667 • AMITE, LOUISIANA 70422

MIC \$95 -
ATTY \$11 -
POST \$130

SHERIFF'S SALE 11-19-25
SUIT # 2025-0000316

ALICIA FUSSELL
CHIEF DEPUTY
STORMY NORMAN
CHIEF FINANCIAL OFFICER

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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:

DARREN E SOLMONE	ANGELIA T SOLMONE
DARREN EARL SOLMONE	ANGELIA LYNETTE THOMPSON-SOLMONE
	ANGELIA LYNETTE THOMPSON-SOLMONE

Description:

A certain tract or parcel of land situated in Section 22, T6S, R7E, City of Hammond, Louisiana, more particularly described as being Lot 23, Block 1, Westdale Subdivision, Phase II, Tangipahoa Parish, more fully described on the survey of Gilbert Sullivan Registered Land Surveyor, dated December 17, 1994.

Subject to those certain building restriction recorded at COB 540, Page 5, amended at COB 577, Page 576 of the records of Tangipahoa Parish, Louisiana; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

EXCEPT:

In MOB 895 page 456 file number # 565851 is recorded one certain mortgage filed July 3, 2000, and executed June 30, 2000, by Darren E Solmone and Angelia T Solmone in favor of Mortgage Factory LLC in the sum of \$124,388.00 represented by one note payable and due on July 1, 2030, standing against the FOLLOWING described property.

In MOB 895 page 471 file number # 565853 is recorded one certain Assignment filed July 3, 2000, and executed June 30, 2000, wherein Mortgage Factory LLC does hereby assign, transfer, sell and deliver unto North American Mortgage Company that certain Mortgage recorded in MOB 895 page 456.

In MOB 1041 page 529 file number # 612580 is recorded one certain Assignment filed July 2, 2002, and executed February 20, 2002, wherein Washington Mutual Bank, FA, Successor to North American Mortgage Company does hereby assign, transfer, sell and deliver unto Mortgage Electronic Registration Systems as nominee for Aurora Loan Services Inc that certain Mortgage recorded in MOB 895 page 456.

In MOB 1045 page 323 file number # 613728 is recorded one certain Judgment filed July 19, 2002, rendered and signed July 1, 2002, in the suit entitled Citibank South Dakota VS. Angelia Thompson-Solmon in suit #1-0205-0034 Hammond City Court, wherein as follows:

ORIGINAL

IT IS ORDERED, ADJUDGED AND DECREED that Plaintiff, CITIBANK SOUTH DAKOTA, N.A., have Judgment and recover of Defendant, ANGELIA THOMPSON-SOLMON, Social Security [REDACTED], in the sum of \$872.38, with 19.90% interest per annum from date of judgment until paid, and for all costs of these proceedings, and 25.000% of the principal as attorney's fees. The defendant originally had a delinquent balance herein of \$872.38, and defendant has paid \$.00 in this matter.

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In MOB 1244 page 371 file number # 666292 is recorded one certain Judgment filed June 3, 2004, rendered and signed June 2, 2004, in the suit entitled Pelican State Credit Union VS. Angelia T Solmone in suit #2004-000677 21st Judicial District, Parish of Tangipahoa, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment rendered herein in favor of the plaintiff, Pelican State Credit Union, and against the defendant, Angelia T. Solmone a/k/a Angelia Thompson, in the full sum of \$2,779.62, plus interest at the rate of 27.55% from June 5, 2003, until paid, reasonable attorney's fees of 25% of principal and interest due and all costs of these proceedings.

CANCELLED ONLY INSOFAR AS PROPERTY DESCRIBED IN SHERIFF'S SALE RECIRDED IN CONVEYANCE BOOK NO 1288 PAGE 23, IS CONCERNED AND NO FURTHER. THIS 2ND DAY OF AUGUST 2012. MICHELLE HUGHES, DEPUTY CLERK OF COURT.

In MOB 1360 page 36 file number # 693287 is recorded one certain Judgment filed June 1, 2005, rendered and signed April 26, 2005, in the suit entitled Tropical Pools, Inc VS. Darren Solmone in suit #2-0002-2119 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Tropical Pools, Inc., have judgment and recover against defendant(s) Darren Solmone, in solido, this being the principal balance, in the full and true sum of One thousand five hundred dollars + 17/100 (\$ 1500.17) DOLLARS, with legal interest from date of judicial demand until paid in full and for all costs of these proceedings.

In MOB 1431 page 1 file number # 709500 is recorded one certain Judgment filed January 17, 2006, rendered and signed December 13, 2005, in the suit entitled Hometown Credit VS. Angelia & Darren Solmone in suit #11-9435-05 Justice of the Peace, Ward Three, District "B", Parish of St Tammany, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED, that there Be judgment in favor of plaintiff: HOMETOWN CREDIT
ANGELIA AND DARREN SOLMONE
In the sum of SIX HUNDRED SEVENTY SEVEN AND 82/100 677.82
AS PER
PROMISSO
with RY NOTE Percent per annum interest thereon from the 13TH Day of
DECEMBER, 2005 Until paid, plus Court Costs and any other costs that may occur.

In MOB 2071 page 685 file number # 865707 is recorded one certain Judgment filed December 16, 2011, rendered and signed October 31, 2011, in the suit entitled Hospital Service District No 1 of Tangipahoa Parish d/b/a North Oaks Health System VS. Angelia Thompson in suit #1-1108-0094 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of the plaintiff, North Oaks Health System, and against the defendant, Angelia Thompson, in the full and true sum of One Thousand Five Hundred Seventy-six Dollars and 16/100 (\$1576.16), plus legal interest thereon from the date of judicial demand, until paid, attorney's fees in the amount of 25% of the principal and interest, and all cost of these proceedings.

In MOB 2084 page 716 file number # 869031 is recorded one certain Assignment filed February 17, 2012, and executed January 17, 2012, wherein Mortgage Electronic Registration Systems, Inc as nominee for Aurora Loan Services Inc does hereby assign, transfer, sell and deliver unto Aurora Bank that certain Mortgage recorded in MOB 895 page 456.

In MOB 2223 page 277 file number # 901677 is recorded one certain Assignment filed July 18, 2013, and executed July 8, 2013, wherein Mortgage Electronic Registration Systems Inc, as nominee for Aurora Loan Services, Inc does hereby assign, transfer, sell and deliver unto Nationstar Mortgage LLC that certain Mortgage recorded in MOB 895 page 456.

In MOB 2230 page 410 file number # 903289 is recorded one certain Assignment filed August 9, 2013, and executed June 27, 2012, wherein Aurora Bank does hereby assign, transfer, sell and deliver unto Nationstar Mortgage LLC that certain Mortgage recorded in MOB 895 page 456.

In MOB 2751 page 740 file number # 1021902 is recorded one certain Loan Modification Agreement filed January 30, 2019, and executed January 8, 2019, wherein Darren E Solmone and Angelia T Solmone ("Borrower") and Nationstar Mortgage LLC d/b/a Mr Cooper("Lender") agree to amend and supplement the Mortgage recorded in MOB 895 page 456.

In MOB 2854 page 309 file number #1043083 is recorded one certain Notice of Repossession filed January 23, 2020 and executed January 15, 2020, wherein American Credit Acceptance (Secured Creditor) represented by Centurion Auto Recovery LLC (Repossession Contractor) inform the proper officials of the "Self Help Recovery" of a 2015 Infiniti Model Q50 from Debtor(s) Angelia Thompson Solmone.

In MOB 2871 page 652 file number # 1046570 is recorded one certain Judgment filed March 18, 2020, rendered and signed March 10, 2020, in the suit entitled Southern Credit VS. Angelia Thompson in suit #2020SC00256 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Southern Credit, have judgment and recover against defendant(s), Angelia Thompson in solido, the principal balance of \$ 1237.19, with interest at the rate of 36 % for one year after the 1st day of November, 2020, 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 -.

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: _____

In MOB 3354 page 873 file number # 1139172 is recorded one certain Judgment filed April 8, 2024, rendered and signed April 1, 2024, in the suit entitled Autovest LLC VS. Jeffery Solmone and Theresa Solmone in suit #2020CV00984 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of the plaintiff, Autovest, L.L.C. and against the defendant(s), THERESA SOLMONE SSN: ***-**-4791 in the principal sum of \$7,987.05, plus accrued interest of \$823.54, together with legal interest on the principal balance from the date of judgment until paid and for 15% of principal as attorney's fees and for all costs of these proceedings. All subject to a credit of \$0.00.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, as the obligation sued on is a conventional obligation for the payment of a sum certain, in money, there is no just reason for delay, and this judgment is therefore designated as a final judgment, pursuant to C.C.P. Art. 1915(B)(1).

In MOB 3357 page 370 file number # 1139679 is recorded one certain Judgment filed April 18, 2024, rendered and signed March 27, 2024, in the suit entitled Gilmore Financial Inc VS. Angelia Thompson in suit #2024CV00242 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED, that judgment be rendered herein in favor of plaintiff, Gilmore Financial Inc, and against defendant, Angelia Thompson (SSN:XXX-XX-4034) in the full sum of \$785.75, together with interest at the rate of 36% from July 31, 2021, until one year from the contractual maturity date, July 10, 2022, and thereafter at the rate of 18.00% per annum until paid, and for an additional sum of twenty-five (25%) per cent on both principal and interest due as attorney's fees and for all costs of these proceedings; AND FURTHER INDEBTED unto your petitioner in the full sum of \$1,073.76, together with interest at the rate of 36.00% from July 31, 2021, until one year from the contractual maturity date, May 20, 2021, and thereafter at the rate of 18.00% per annum until paid, and for an additional sum of twenty-five (25%) per cent on both principal and interest due as attorney's fees and for all costs of these proceedings.

In MOB 3359 page 761 file number # 1140107 is recorded one certain Judgment filed April 25, 2024, rendered and signed April 1, 2024, in the suit entitled Autovest LLC VS. Jeffery Solmone and Theresa Solmone in suit #2020CV00984 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of the plaintiff, Autovest, L.L.C. and against the defendant(s), THERESA SOLMONE SSN: ***-**-4791 in the principal sum of \$7,987.05, plus accrued interest of \$823.54, together with legal interest on the principal balance from the date of judgment until paid and for 15% of principal as attorney's fees and for all costs of these proceedings. All subject to a credit of \$0.00.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, as the obligation sued on is a conventional obligation for the payment of a sum certain, in money, there is no just reason for delay, and this judgment is therefore designated as a final judgment, pursuant to C.C.P. Art. 1915(B)(1).

In MOB 3415 page 263 file number # 1151840 is recorded one certain Judgment filed November 25, 2024, rendered and signed November 13, 2024, in the suit entitled Southern Credit VS. Angelia Thompson in suit #2024SC02049 Hammond City Court, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff, Southern Credit have judgment and recover against defendant(s), Angelia Thompson in solido, the principal balance of \$ 3150.77, with interest at the rate of 31.97% for one year after the 104th day of November, 2025 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

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:

In MOB 3468 page 584 file number # 1162743 is recorded one certain Judgment filed June 20, 2025, rendered and signed June 18, 2025, in the suit entitled U.S. Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-RF2 VS. Darren E Solmone a/k/a Darren Earl Solmone and Angelia T Solmone a/k/a Angelia Lynette Thompson-Solmone in suit #2025-0000316 21st Judicial District, Parish of Tangipahoa, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that judgment is hereby rendered in favor of plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2, against the defendants, DARREN E. SOLMONE A/K/A DARREN EARL SOLMONE, in rem, and ANGELIA T SOLMONE A/K/A ANGELIA LYNETTE THOMPSON-SOLMONE, personally, in the amount as follows: (a) principal of \$128,193.29 with interest of \$29,870.46 through June 12, 2025 and thereon at 4.500% per annum, until paid; (b) the following amounts accrued through June 12, 2025: late charges of \$364.10,

advances of \$17,868.07 for the payment of taxes and insurance, BPO of \$95.00, inspections of \$1,177.56, prior attorney fees and expenses of \$800.00, and any such additional amounts accruing thereafter through the date of sale; (c) all expenses incurred in enforcing the note and mortgage including reasonable attorney's fees as provided for by the note and mortgage, (d) 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 **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2**, which was recorded under INSTRUMENT NO. 565851 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:

A certain tract or parcel of land situated in Section 22, T6S, R7E, City of Hammond, Louisiana, more particularly described as being Lot 23, Block 1, Westdale Subdivision, Phase II, Tangipahoa Parish, more fully described on the survey of Gilbert Sullivan Registered Land Surveyor, dated December 17, 1994.

Subject to those certain building restriction recorded at COB 540, Page 5, amended at COB 577, Page 576 of the records of Tangipahoa Parish, Louisiana; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED in accordance with Louisiana Civil Code of Procedures Article 2332 as amended by Act #558 of the 2001 Louisiana Regular Legislative Session, that petitioner's rights to enforce the judgment rendered herein are **IN REM ONLY** against defendant, **DARREN E. SOLMONE A/K/A DARREN EARL SOLMONE** and **Personally** against defendant, **ANGELIA T SOLMONE A/K/A ANGELIA LYNETTE THOMPSON-SOLMONE**, and limited to the collateral (immovable property) for the amount of such judgment, the aforescribed mortgage contains a waiver of appraisal and that, therefore, in accordance with LA C.C.P. Article 2332, plaintiff may enforce the mortgage by writ of fieri facias without appraisal.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the defendants, **DARREN E. SOLMONE A/K/A DARREN EARL SOLMONE**, is cast, **in rem** and **ANGELIA T SOLMONE A/K/A ANGELIA LYNETTE THOMPSON-SOLMONE**, is cast, **personally**, for all costs hereof.

In MOB 3484 page 194 file number # 1166297 is recorded one certain Notice of Seizure filed August 15, 2025 and signed August 14, 2025, in the suit entitled US Bank National Association, as trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2006-RF2 VS. Darren E Solmone a/k/a Darren Earl Solmone and Angelia T Solmone a/k/a Angelia Lynette Thompson-Solmone, suit #2025-0000316, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued August 13, 2025.

Witness my hand and seal this 1st day of October, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T Stanga, Clerk of Court

BY: Daphne Traylor, Deputy Clerk