



Tangipahoa Parish Clerk of Court

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

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CHIEF DEPUTY

STORMY NORMAN

CHIEF FINANCIAL OFFICER

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Sheriff's Sale for
MORTGAGE CERTIFICATE
2024-0002524
9-10-2024

I, **Lula Owens**, 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: TERRELL FLANAGAN THOMPSON TERRELL F. THOMPSON
 LISA SMITH THOMPSON LISA S. THOMPSON
 BARBARA SMITH THOMPSON BARBARA E. THOMPSON

Description:

A certain piece or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit: Beginning at a point which is South 16 deg 30 min East 196.00 feet, North 17 deg 30 min East 574.00 feet, North 66 deg East 534.00 feet, North 30 deg 50 min West 151.00 from the Southeast corner of Section 39, Township 6 South, Range 7 East; thence proceed South 33 deg 37 min 08 sec East 14.58 feet; thence South 21 deg 57 min 53 sec East 47.80 feet; thence South 65 deg 34 min 14 sec West 91.0 feet; thence North 21 deg 57 min 53 sec West 86.0 feet; thence North 65 deg 34 min 14 sec East 83.81 feet; thence South 30 deg East 23.88 feet, containing 0.177 acres, all as per survey by William J. Bodin, Jr., Registered Land Surveyor, dated October 14, 2003. Which has the address of 13492 Flanagans Way, Hammond, LA 70403

EXCEPT:

In MOB 258-page 340 file number # 44820 is recorded one certain Judgment filed October 9, 1974, rendered and signed October 9, 1974, in the suit entitled CBT Incorporated DBA Cade Furniture VS. Ellen Thompson in suit #44820, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED, that judgment herein be rendered in favor of petitioner, Cade Furniture, and against defendant Ellen Thompson, in the amount of one hundred sixty-seven dollars and no/100 (\$167.00), plus twenty-five per cent (25%) attorney's fees on the aggregate amount of principal and interest, and for all costs of these proceedings.

In MOB 714-page 814 file number # 9603127 is recorded one certain Judgment filed October 11, 1996, rendered and signed July 22, 1996, in the suit entitled Republic Finance, Inc. VS. Jeffrey L. Thompson and Barbara Thompson in suit #9603127 Denham Springs City Court Parish of Livingston, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that there be judgment herein in favor of plaintiff, Republic Finance, Inc. and against the defendant, JEFFREY L. THOMPSON AND BARBARA THOMPSON, in the full and true sum of FOUR HUNDRED SEVENTY NINE

AND 29/100 (\$479.29), together with interest at the rate of 24.75% from August 1, 1995 until April 1, 1996, and 18% thereafter until paid in full, reasonable attorney's fees in the amount of \$ 119.82/xx and for all costs of these proceedings.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that plaintiff's security interest is recognized reserving to plaintiff the right to assert the rights and rank granted to it in said security agreement over the following property:

Eight (8) Tires

In MOB 817-page 627 file number # 535614 is recorded one certain Judgment filed January 5, 1999, rendered and signed October 27, 1998, in the suit entitled Tickfaw Auto Sales VS. Ethel Thompson in suit #98-427 Justice of the Peace Court Ward Six, District Seven Parish of Tangipahoa, wherein as follows:

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that there be judgment in favor of the plaintiff, TICKFAW AUTO SALES and against the defendant, ETHEL THOMPSON in the sum of TWO THOUSAND DOLLARS AND 00/100 (\$2,000.00) DOLLARS, with contract percent per annum interest thereon from the 27TH day of OCTOBER, 19 98, until paid, plus Court costs.

THUS, DONE, READ, AND SIGNED, in open Court on this

27TH day of OCTOBER, 19 98
Filed this 27TH day of OCTOBER, 19 98

In MOB 1008 page 002 file number # 602176 is recorded one certain Site Inspection Certificate filed February 19, 2002, and executed February 19, 2002, wherein William J. Bodin, Jr. who, being duly sworn, deposed and said that he is a registered surveyor (or certified engineer) in the State of Louisiana, and that on February 19, 2002 at 9:00 am he made an inspection of the following described property, and that he certified that no work had been done nor materials placed on the site at the time of his inspection.

LEGAL DESCRIPTION OF SITE

A certain tract or parcel of land situated in Section 39, T6S, R7E, Tangipahoa Parish, Louisiana, more fully described as follows: Commencing at a point S. 16 deg. 30 min. E. 196.00 feet, thence N. 17 deg. 30 min. E. 574.00 feet, thence N. 66 deg. 00 min. E. 534.00 feet, thence N. 30 deg. 50 min. W. 151.00 feet from the S/E corner of Section 39, T6S, R7E to the Point of Beginning, thence S. 33 deg. 37 min. 08 sec. E. 14.58 feet; thence S. 21 deg. 57 min. 53 sec. E. 133.80 feet; thence S. 65 deg. 34 min. 14 sec. W. 507.47 feet; thence S. 87 deg. 00 min. W. 48.00 feet; thence N. 11 deg. 00 min. E. 70.00 feet; thence N. 33 deg. 08 min. E. 137.10 feet; thence N. 65 deg. 34 min. 36 sec. E. 399.29 feet back to the Point of Beginning.

In MOB 1008-page 4 file number # 602178 is recorded one certain Multiple Indebtedness Mortgage filed February 19, 2002, and executed February 19, 2002, by Terrell Flangan and Lisa Smith Thompson in favor of First Community Bank in the sum of \$50,000,000.00, standing against the following described property.

A certain tract or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, more particularly described as follows:

Commencing at a point S. 16 deg. 30 min. East 196.00 feet, thence North 17 deg. 30 min. East 574.00 feet, thence North 66 deg. 00 min. East 534.00 feet, thence North 30 deg. 50 min. West 151.00 feet from the SE corner of Section 39, T6S, R7E to the point of beginning, thence S. 33 deg. 37 min. 08 sec. 114.58 feet; thence S. 21 deg. 57 min. 53 sec. East 133.80 feet; thence S. 65 deg. 34 min. 14 sec. West 507.47 feet; thence S. 87 deg. 00 min. West 48.00 feet; thence N. 11 deg. 00 min. East 70.00 feet; thence N. 33 deg. 08 min. East 137.10 feet; thence N. 65 deg. 34 min. 36 sec. East 399.29 feet back to the point of beginning.

In MOB 1035-page 101 file number # 610565 is recorded one certain Partial Release filed June 5, 2002, and executed May 31, 2002, wherein the following described property has been released from the mortgage recorded in MOB 1008 page 004 and no further.

TRACT 1: Begin at a point which is 16 deg. 30 min. 00 sec. E. 196.00 feet, N. 17 deg. 30 min. 00 sec. E. 574.00 feet, N. 66 deg. 00 min. 00 sec. E. 534.00 feet, N. 30 deg. 50 min. 00 sec. W. 151.00 feet, S. 33 deg. 37 min. 08 sec. E. 14.58 feet, N. 21 deg. 57 min. 53 sec. E. 47.80 feet, and S. 65 deg. 34 min. 14 sec. W. 91.00 feet of the Southeast corner of Section 39, T6S, R7E; this being the Point of Beginning; thence proceed N. 65 deg. 34 min. 14 sec. E. a distance of 91.00 feet; thence S. 21 deg. 57 min. 53 sec. E. a distance of 86.00 feet; thence S. 65 deg. 34 min. 14 sec. W. a distance of 91.00 feet; thence N. 21 deg. 57 min. 53 sec. W. a distance of 86.00 feet; returning to the Point of Beginning, containing 0.180 acres, all located in Section 39, T6S, R7E, Tangipahoa Parish, Louisiana.

TRACT 2: Begin at a point which is S. 16 deg. 30 min. 00 sec. E. 196.00 feet, N. 17 deg. 30 min. 00 sec. E. 574.00 feet, N. 66 deg. 00 min. 00 sec. E. 534.00 feet, N. 30 deg. 50 min. 00 sec. W. 151.00 feet, S. 33 deg. 37 min. 08 sec. E. 14.58 feet, N. 21 deg. 57 min. 53 sec. E. 47.80 feet, and S. 65 deg. 34 min. 14 sec. W. 91.00 feet, of the Southeast corner of Section 39, T6S, R7E; this being the Point of Beginning; thence proceed S. 21 deg. 57 min. 53 sec. E. a distance of 86.00 feet; thence S. 65 deg. 34 min. 14 sec. West a distance of 90.00 feet; thence N. 21 deg. 57 min. 53 sec. West a distance of 86.00 feet; thence N. 65 deg. 34 min. 14 sec. East a distance of 90.00 feet; returning to the Point of Beginning, containing 0.178 acres, all located in Section 39, T6S, R7E, Tangipahoa Parish, Louisiana.

In MOB 1142 page 756 file number # 639055 is recorded one certain Site Inspection Certificate filed June 17, 2002, and executed June 16, 2003, wherein Alison Rodriguez who, being duly sworn, deposed and said that he is a registered surveyor (or certified engineer) in the State of Louisiana, and that on June 16, 2003 at 3:00 pm he made an inspection of the following described property, and that he certified that no work had been done nor materials placed on the site at the time of his inspection.

A certain tract or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, more particularly described as follows:
Commencing at a point S. 16 deg. 30 min. East 196.00 feet, thence North 17 deg. 30 min. East 574.00 feet, thence North 66 deg. 00 min. East 534.00 feet, thence North 30 deg. 50 min. West 151.00 feet from the SE corner of Section 39, T6S, R7E to the point of beginning, thence S. 33 deg. 37 min. 08 sec. 114.58 feet; thence S. 21 deg. 57 min. 53 sec. East 133.80 feet; thence S. 65 deg. 34 min. 14 sec. West 507.47 feet; thence S. 87 deg. 00 min. West 48.00 feet; thence N. 11 deg. 00 min. East 70.00 feet; thence N. 33 deg. 08 min. East 137.10 feet; thence N. 65 deg. 34 min. 36 sec. East 399.29 feet back to the point of beginning.

In MOB 1199-page 616 file number # 653793 is recorded one certain mortgage filed December 17, 2003, and executed December 16, 2003, by Terrell Flanagan and Lisa Smith Thompson in favor of First Horizon Home Loan Corporation in the sum of \$81,000.00 represented by one note payable and due on January 1, 2034, standing against the following described property.

A certain piece or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

Beginning at a point which is South 16 deg 30 min East 196.00 feet, North 17 deg 30 min East 574.00 feet, North 66 deg East 534.00 feet, North 30 deg 50 min West 151.00 feet, South 33 deg 37 min 08 deg East 14.58 feet, South 21 deg 57 min 53 sec East 47.80 feet, and South 65 deg 34 min 14 sec West 91.00 feet of the Southeast corner of Section 39, Township 6 South, Range 7 East; thence proceed South 65 deg 34 min 14 sec West 90.0 feet; thence North 21 deg 57 min 53 sec West 86.0 feet; thence North 65 deg 34 min 14 sec East 90.0 feet; thence South 21 deg 57 min 53 sec East 86.0 feet back to the point of beginning, containing 0.178 acres, all as per survey by William J. Bodin, Jr., Registered Land Surveyor, dated October 14, 2003.

In MOB 1200-page 59 file number # 653884 is recorded one certain mortgage filed December 18, 2003, and executed December 17, 2003, by Terrell Flanagan and Lisa Smith Thompson in favor of First Horizon Home Loan Corporation in the sum of \$81,000.00 represented by one note payable and due on January 1, 2034, standing against the following described property.

A certain piece or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

Beginning at a point which is South 16 deg 30 min East 196.00 feet, North 17 deg 30 min East 574.00 feet, North 66 deg East 534.00 feet, North 30 deg 50 min West 151.00 feet of the Southeast corner of Section 39, Township 6 South, Range 7 East; thence proceed South 33 deg 37 min 08 sec East 14.58 feet; thence South 21 deg 57 min 53 sec East 47.80 feet; thence South 65 deg 34 min 14 sec West 91.0 feet; thence North 21 deg 57 min 53 sec West 86.0 feet; thence North 65 deg 34 min 14 sec East 83.81 feet; thence South 30 deg East 23.88 feet, containing 0.177 acres, all as per survey by William J. Bodin, Jr., Registered Land Surveyor, dated October 14, 2003.

In MOB 1201-page 2 file number # 654152 is recorded one certain Partial Release filed December 23, 2003, and executed December 18, 2003, wherein the following described property has been released from the mortgage recorded in MOB 1008 page 4 and no further.

A certain piece or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

Beginning at a point which is South 16 deg 30 min East 196.00 feet, North 17 deg 30 min East 574.00 feet, North 66 deg East 534.00 feet, North 30 deg 50 min West 151.00 feet, South 33 deg 37 min 08 deg East 14.58 feet, South 21 deg 57 min 53 sec East 47.80 feet, and South 65 deg 34 min 14 sec West 91.00 feet of the Southeast corner of Section 39, Township 6 South, Range 7 East; thence proceed South 65 deg 34 min 14 sec West 90.0 feet; thence North 21 deg 57 min 53 sec West 86.0 feet; thence North 65 deg 34 min 14 sec East 90.0 feet; thence South 21 deg 57 min 53 sec East 86.0 feet back to the point of beginning, containing 0.178 acres, all as per survey by William J. Bodin, Jr., Registered Land Surveyor, dated October 14, 2003.

In MOB 1201-page 3 file number # 654153 is recorded one certain Partial Release filed December 23, 2003, and executed December 18, 2003, wherein the following described property has been released from the mortgage recorded in MOB 1008 page 4 and no further.

A certain piece or parcel of land situated in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:

Beginning at a point which is South 16 deg 30 min East 196.00 feet, North 17 deg 30 min East 574.00 feet, North 66 deg East 534.00 feet, North 30 deg 50 min West 151.00 feet of the Southeast corner of Section 39, Township 6 South, Range 7 East; thence proceed South 33 deg 37 min 08 sec East 14.58 feet; thence South 21 deg 57 min 53 sec East 47.80 feet; thence South 65 deg 34 min 14 sec West 91.0 feet; thence North 21 deg 57 min 53 sec West 86.0 feet; thence North 65 deg 34 min 14 sec East 83.81 feet; thence South 30 deg East 23.88 feet, containing 0.177 acres, all as per survey by William J. Bodin, Jr., Registered Land Surveyor, dated October 14, 2003.

In MOB 1429-page 426 file number # 709137 is recorded one certain mortgage filed January 10, 2006, and executed January 6, 2006, by Terrell Flanagan and Lisa Smith Thompson in favor of Florida Parishes Bank in the sum of \$88000.00 represented by one note payable and due on February 1, 2036, standing against the following described property.

A certain piece or parcel of land situated in Section 39, T6S, R7E Tangipahoa Parish, Louisiana being following described as follows to-wit:

Begin at a point which is South 16 deg. 30 min. 00 sec. East 196.00 feet, North 17 deg. 30 min. 00 sec. East 574.00 feet north 66 deg. 00 min. 00 sec. East 534.00 feet, North 30 deg. 50 min. 00 sec. West 151.00 feet, South 33 deg. 37 min. 08 sec. East 14.58 feet, South 21 deg. 57 min. 53 sec. East 47.80 feet, and South 65 deg. 34 min. 14 sec. West 91.00 feet of the southeast corner of Section 39, T6S, R7E; this being the Point of

Beginning; thence proceed South 21 deg. 57 min. 53 East a distance of 86.00 feet; thence South 65 deg. 34 min. 14 sec. West a distance of 90.00 feet; thence north 21 deg. 57 min. 53 sec. West a distance of 86.00 feet; thence North 65 deg. 34 min. 14 sec. East a distance of 90.00 feet; returning to the point of beginning, containing 0.178 acres, all located in Section 39, T6S, R7E Tangipahoa Parish, Louisiana. All as per survey of William J. Bodin Jr., Registered Land Surveyor dated September 18, 1991.

In MOB 1429-page 443 file number # 709138 is recorded one certain Assignment filed January 10, 2006, and executed January 6, 2006, wherein Ellie Gottschalk/UND Representing Florida Parishes Bank does hereby assign, transfer, sell and deliver unto ABN AMRO Mortgage Group that certain mortgage recorded in MOB 1429 page 426.

In MOB 1438-page 671 file number # 711443 is recorded one certain Deposit and Correction filed February 8, 2006, and executed January 23, 2006, MOB 1429 PAGE 426 wherein as follows:

1-4 FAMILY RIDER (Assignment of Rents)

THIS 1-4 FAMILY RIDER is made this 6TH day of January 2006 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to

FLORIDA PARISHES BANK
1300 WEST MORRIS STREET HAMMOND, LA 70403 (the
"Lender") of the same date and covering the Property described in the Security Instrument and located at:
13501 FLANAGANS WAY
HAMMOND, LA 70403 [Property Address]

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

In MOB 1568-page 548 file number # 740515 is recorded one certain Appearance Bond filed January 5, 2007, and executed January 5, 2007, wherein Lisa Thompson AKA Lisa M. Thompson as surety(ies) are held and firmly unto the Governor of Louisiana in the sum of \$23,750.00. Richard W. Thompson Jr., Principal(s). For the Parish of Tangipahoa.

In MOB 1844-page 531 file number # 806579 is recorded one certain Assignment filed May 29, 2009, and executed April 24, 2009, wherein First Horizon Home Loans does hereby assign, transfer, sell and deliver unto Metlife Home Loans Corp. that certain mortgage recorded in MOB 1199 page 616.

In MOB 1951-page 102 file number # 835000 is recorded one certain Assignment filed July 26, 2010, and executed May 6, 2010, wherein Metlife Home Loans does hereby assign, transfer, sell and deliver unto Mortgage Electronic Registration Systems, Inc. that certain mortgage recorded in MOB 1199 page 616.

In MOB 1951-page 545 file number # 835099 is recorded one certain Assignment filed July 27, 2010, and executed June 30, 2010, wherein First Horizon Home Loans does hereby assign, transfer, sell and deliver unto mortgage Electronic Registration Systems, Inc. that certain mortgage recorded in MOB 1199 page 616.

In MOB 2073-page 624 file number # 866140 is recorded one certain Notice of Reinscription filed December 27, 2011, and executed December 20, 2011, wherein Terrell Flanagan and Lisa Smith Thompson by First Community Bank does hereby reinscribe the mortgage recorded in MOB 1008 page 4.

In MOB 2353-page 784 file number # 933242 is recorded one certain mortgage filed January 9, 2015, and executed December 30, 2014, by Terrell F. and Barbara E. Smith Thompson in favor of Green Tree Servicing LLC in the sum of \$76,900.00 represented by one note payable and due on January 1, 2035, standing against the following described property.

Property: 13501 Flanagan's Way, Hammond, LA 70403

TRACT 1: A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 39, TOWNSHIP 6 SOUTH, RANGE 7 EAST, TANGIPAHOA PARISH LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS SOUTH 16 DEG. 30 MIN. EAST 196 FEET, NORTH 17 DEG. 30 MIN. EAST 574 FEET, NORTH 66 DEG. EAST 534 FEET AND NORTH 30 DEG. 50 MIN. WEST 151 FEET FROM THE SOUTHEAST CORNER OF SECTION 38, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 30 DEG. EAST 198 FEET TO A POINT; THENCE NORTH 50 DEG. EAST 74 FEET TO A POINT; THENCE NORTH 36 DEG. EAST 565 FEET TO A POINT, THENCE NORTH 38 DEG. EAST 200 FEET TO A POINT; THENCE NORTH 31 DEG. EAST 100 FEET TO A POINT; THENCE SOUTH 66 DEG. WEST 400 FEET TO THE POINT OF BEGINNING.

TRACT 2: A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 39, TOWNSHIP 6 SOUTH, RANGE 7 EAST, TANGIPAHOA PARISH LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SOUTH 16 DEG. 30 MIN. EAST 196.00 FEET, THENCE NORTH 17 DEG. 30 MIN. EAST 574.00 FEET THENCE NORTH 66 DEG. 00 MIN. EAST 534.00 FEET, THENCE NORTH 30 DEG. 50 MIN. WEST 151.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 39, T6S, R7E TO THE POINT OF BEGINNING, THENCE SOUTH 33 DEG. 37 MIN. 08 SEC. 14.58 FEET; THENCE SOUTH 21 DEG. 57 MIN. 53 SEC. EAST 133.80 FEET; THENCE SOUTH 65 DEG. 34 MIN. 14 SEC. WEST 507.47 FEET; THENCE SOUTH 87 DEG. 00 MIN. WEST 48.00 FEET; THENCE NORTH 11 DEG. 00 MIN. EAST 70.00 FEET; THENCE NORTH 33 DEG. 08 MIN. EAST 137.10 FEET; THENCE NORTH 65 DEG. 34 MIN. 36 SEC. EAST 399.29 FEET BACK TO THE POINT OF BEGINNING ALL AS PER SURVEY OF BODIN & WEBB, REGISTERED LAND SURVEYORS, DATED SEPTEMBER 18, 1991.

In MOB 2353-page 800 file number # 933243 is recorded one certain mortgage filed January 9, 2015, and executed January 9, 2015, by Terrell Flanagan and Barbara S. Thompson in favor of Green Tree Servicing LLC in the sum of \$76,900.00 represented by one note payable and due on January 1, 2035 at, standing against the following described property.

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 39, T6S, R7E, TANGIPAHOA PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:

BEGIN AT A POINT WHICH IS SOUTH 16 DEG. 30 MIN. EAST 196.00 FEET, NORTH 17 DEG. 30 MIN. 00 SEC. EAST 574.00 FEET, NORTH 66 DEG. 00 MIN. 00 SEC. EAST 534.00 FEET, NORTH 30 DEG. 50 MIN. 00 SEC. WEST 151.00 FEET, SOUTH 33 DEG. 37 MIN. 08 SEC. EAST 14.58 FEET SOUTH 21 DEG. 57 MIN. 53 SEC. EAST 47.80 FEET, AND SOUTH 65 DEG. 34 MIN. 14 SEC. WEST 91.00 FEET, OF THE SOUTHEAST CORNER OF SECTION 39, T6S, R7E; THIS BEING THE POINT OF BEGINNING; THENCE PROCEED NORTH 65 DEG. 34 MIN. 14 SEC. EAST A DISTANCE OF 91.00 FEET; THENCE SOUTH 21 DEG. 57 MIN. 53 SEC. EAST A DISTANCE OF 86.00 FEET; THENCE SOUTH 65 DEG. 34 MIN. 14 SEC. WEST A DISTANCE OF 91.00 FEET; THENCE NORTH 21 DEG. 57 MIN. 53 SEC. WEST A DISTANCE OF 86.00 FEET RETURNING TO THE POINT OF BEGINNING CONTAINING 0.180 ACRES, ALL LOCATED IN SECTION 39, T6S, R7E, TANGIPAHOA PARISH, LOUISIANA. ALL AS PER SURVEY OF WILLIAM J. BOBIN, JR. REGISTERED LAND SURVEYOR DATED SEPTEMBER 18, 1991.

Being all of that certain property conveyed to TERRELL FLANAGAN THOMPSON, MARRIED from MOLLYMAE FLANAGAN THOMPSON, by deed dated 02/19/2002 and recorded 02/19/2002 IN BOOK 933, PAGE 762 of official records.

APN #: 6176372

Commonly known as: 13491 FLANAGAN'S WAY, HAMMOND, LA 70403

In MOB 2369-page 474 file number # 936815 is recorded one certain mortgage filed March 16, 2015, and executed March 11, 2015, by Terrell F. and Barbara Smith Thompson in favor of Bank of America in the sum of \$72,460.00 represented by one note payable and due on April 1, 2035, standing against the following described property.

Begin at a point which is South 16 degrees 30 minutes 00 seconds East 196.0 feet, North 17 degrees 30 minutes 00 seconds East 574.00 feet North 86 degrees 00 minutes 00 seconds East 534.00 feet, North 30 degrees 50 minutes 00 seconds West 151.00 feet, South 33 degrees 37 minutes 08 seconds East 14.58 feet South 21 degrees 57 minutes 53 seconds East 47.80 feet and South 65 degrees 34 minutes 14 seconds West 181.00 feet of the Southeast corner of Section 39, Township 6 South, Range 7 East; this being the Point of Beginning thence proceed South 65 degrees 34 minutes 14 seconds West 90.00 feet; thence North 21 degrees 57 minutes 53 seconds West 86.00 feet; thence North 65 degrees 34 minutes 14 seconds East 90.00 feet; thence South 21 degrees 57 minutes 53 seconds East 86.00 feet; returning to the Point of Beginning, all as per survey recorded at COB 1370, page 273, containing 0.180 acres, located in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana.

Improvements thereon are being reported to bear the Municipal No.: 13512 A&B Flanagan's Way, Hammond, LA 70403

In MOB 2369-page 457 file number # 9368113 is recorded one certain mortgage filed March 16, 2015, and executed March 11, 2015, by Terrell F. Barbara Smith Thompson in favor of Bank of America in the sum of \$72,230.00 represented by one note payable and due on April 1, 2035, standing against the following described property.

Begin at a point which is South 16 degrees 30 minutes 00 seconds East 196.00 feet North 17 degrees 30 minutes 00 seconds East 574.00 feet, North 86 degrees 00 minutes 00 seconds East 534.00 feet North 30 degrees 50 minutes 00 seconds West 151.00 feet South 33 degrees 37 minutes 08 seconds East 14.58 feet, South 21 degrees 57 minutes 53 seconds East 47.80 feet, and South 65 degrees 34 minutes 14 seconds West 181.00 feet to the Southeast corner of Section 39, Township 6 South, Range 7 East; this being the Point of Beginning; thence proceed South 21 degrees 57 minutes 53 seconds East 86.00 feet thence South 65 degrees 34 minutes 14 seconds West 90.00 feet; thence North 21 degrees 57 minutes 53 seconds West 86.00 feet; thence North 65 degrees 34 minutes 14 seconds East 90.00 feet; returning to the Point of Beginning, all as per survey recorded at COB 1370, page 273, containing 0.180 acres, located in Section 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana.

Improvements thereon are being reported to bear the Municipal No.: 13511 A&B Flanagan's Way, Hammond, LA 70403

In MOB 2424-page 29 file number # 949577 is recorded one certain mortgage filed October 14, 2015, and executed October 6, 2015, by Terrell Flanagan and Barbara Smith Thompson in favor of Florida Parishes Bank in the sum of \$252,000.00 represented by one note payable and due on November 1, 2045, standing against the following described property.

A certain piece or parcel of land situated in Section 27, and 39, T6S, R7E, Tangipahoa Parish, Louisiana, more particularly described as being Lot 1 of Block 3 in that certain subdivision known as Timberlane Subdivision, Tangipahoa Parish, Louisiana. All as shown on survey of Roy Edwards, Professional Land Surveyor, dated February 24, 1995.

Improvements thereon are being reported to bear the Municipal No.: 11 Timberlane Dr. Hammond, LA 70403

Subject to those certain building restrictions recorded in COB 390 page 225 and amended at COB 398, Page 938 and amended at COB 416, Page 662 of the official records of Tangipahoa Parish, Louisiana, but deleting any covenant, condition or restriction, if any, based upon race, color, religion, sex, handicap, familial status, age, or national origin unless and only to the extent that such covenants, conditions or restrictions are exempt under Chapter 42, Section 3607 of the United States Code and/or relate to handicap but do not discriminate against handicapped persons.

Subject to a right of way in favor of LP&L recorded in COB 384, Page 383, of the official records of Tangipahoa Parish.

In MOB 2897-page 311 file number # 1050662 is recorded one certain Repossession of Vehicle filed June 8, 2020, and executed date not known, wherein as follows:

Debtor: EBONEE THOMPSON

DOB: REDACTED

Cosigner:

Vehicle Information

Year: 2012

Make: DODGE

Model: AVENGER

VIN: 1C3CDZCB7CN242332

Leinholder: CNAC (Byrider Finance, LLC)

Recovery Information

Recovered From:

1250 SE RAILROAD AVENUE

PONCHATOULA LA 70454

Recovery Date: 06/03/2020

In MOB 2922-page 796 file number # 1055410 is recorded one certain Assignment filed August 10, 2020, and executed August 6, 2020, wherein Mortgage Electronic Registration Systems, Inc. does hereby assign, transfer, sell and deliver unto NEWREZ LLC DBA Shellpoint Mortgage Servicing that certain mortgage recorded in MOB 2353 page 800.

In MOB 2936-page 12 file number # 1057733 is recorded one certain Assignment filed September 11, 2020, and executed September 10, 2020, wherein Mortgage Electronic Registration Systems, Inc. does hereby assign, transfer, sell and deliver unto NEWREZ LLC DBA Shellpoint Mortgage Servicing that certain mortgage recorded in MOB 2353 page 784.

In MOB 3071-page 762 file number # 1080807 is recorded one certain Assignment filed July 22, 2021, and executed July 22, 2021, wherein NEWREZ LLC FKA New Penn Financial LLC DBA Shellpoint Mortgage Servicing does hereby assign, transfer, sell and deliver unto US Bank Trust National Association that certain mortgage recorded in MOB 2353 page 800.

In MOB 3076-page 42 file number # 1081559 is recorded one certain Assignment filed August 2, 2021, and executed July 23, 2021, wherein NEWREZ LLC FKA New Penn Financial LLC DBA Shellpoint Mortgage Servicing does hereby assign, transfer, sell and deliver unto US Bank Trust National Association that certain mortgage recorded in MOB 2353 page 784.

In MOB 3108-page 840 file number # 1087261 is recorded one certain Assignment filed November 4, 2021, and executed October 26, 2021, wherein NRWREZ LLC DBA Shellpoint Mortgage Servicing does hereby assign, transfer, sell and deliver unto Citigroup Mortgage Loan Trust 2021-RP3 that certain mortgage recorded in MOB 2353 page 784.

In MOB 3132-page 191 file number # 1091610 is recorded one certain Assignment filed January 7, 2022, and executed January 4, 2022, wherein NEWREZ LLC DBA Shellpoint Mortgage Servicing does hereby assign, transfer, sell and deliver unto Citigroup Mortgage Loan Trust 2021-RP3 that certain mortgage recorded in MOB 2353 page 800.

In MOB 3245-page 355 file number # 1114755 is recorded one certain Assignment filed January 17, 2023, and executed December 16, 2022, wherein Bank of America NA First American Mortgage Solutions LLC does hereby assign, transfer, sell and deliver unto Carrington Mortgage Services LLC that certain mortgage recorded in MOB 2369 page 474.

In MOB 3258-page 51 file number # 1117624 is recorded one certain Assignment filed March 2, 2023, and executed January 3, 2023, wherein Bank of America does hereby assign, transfer, sell and deliver unto Carrington Mortgage Services, LLC that certain mortgage recorded in MOB 2369 page 457.

In MOB 3281-page 293 file number # 1122475 is recorded one certain Repossession of Vehicle filed May 30, 2023, and executed May 23, 2023, wherein as follows:

Location Services, LLC
11350 N Meridian Suite 200
Carmel, IN, 46032

Lien Holder
KEESLER FCU

Filed by: Repossession Contractor

Guardian Services, LLC
PO Box 641387
Kenner, LA 70064
Phone: 504-464-5778
Fax: 504-464-1582

LA License# State License No. RA 19-0

This notice is to inform the proper official and the recorder of mortgages / clerk of courts of the Self Help recovery of the following customer and collateral.

Name of Debtor: Ebony Thompson
Borrowers Last Known Address: 25189 Kelsey Dr, Amite, LA, 70422
Debtors Date of Birth: UNKNOWN
Name of CoSigner:
Cosigners Last Known Address: , , ,
Cosigners Date of Birth:
Description of Collateral (Y/M/M): 2021 TOYOTA CAMRY FWD
VIN Number: 4T1C11AK8MU563775
Reference Number: 421865
Recovery Date: 05/22/2023
Recovery Location: 25189 Kelsey Dr, Amite City, LA 70422

In MOB 3301-page 11 file number # 1127118 is recorded one certain Assignment filed August 14, 2023, and executed August 14, 2023, wherein First Tennessee Bank, National Assn. does hereby assign, transfer, sell and deliver unto Federal National Mortgage assn. that certain mortgage recorded in MOB 1200 page 59.

In MOB 3301-page 71 file number # 1127140 is recorded one certain Assignment filed August 15, 2023, and executed August 15, 2023, wherein Federal National Mortgage Assn. does hereby assign, transfer, sell and deliver unto US Bank Trust National Assn. that certain mortgage recorded in MOB 1200 page 59.

In MOB 3390-page 536 file number # 1146997 is recorded one certain Assignment filed August 22, 2024, and executed August 12, 2024, wherein Citigroup Mortgage Loan Trust 221-RP3 does hereby assign, transfer, sell and deliver unto US Bank Trust National Assn. that certain mortgage recorded in MOB 2353 page 800.

In MOB 3402 page 521 file number # 1149416 is recorded one certain Notice of Seizure filed October 9, 2024 and signed October 9, 2024, in the suit entitled U.S. Bank Trust National Association, As Trust Administrator And As Indenture Trustee For Citigroup Mortgage Loan Trust 2023-RP1 VS. Terrell Flanagan Thompson (A/K/A Terrell F. Thompson) and Lisa Smith Thompson (A/K/A Lisa S. Thompson, Barbara E. Thompson, Barbara E. Smith Thompson) , suit #2024-0002524 A, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued September 10, 2024.

Witness my hand and seal this 29th day of January 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court.



BY: _____ Deputy Clerk

2025
SHERIFF'S SALE

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

U.S. BANK NATIONAL TRUST NATIONAL
ASSOCIATION, AS TRUST ADMINISTRATOR AND AS INDENTURE TRUSTEE FOR
CITIGROUP MORTGAGE LOAN TRUST 2023-RP1

VS 2024-0002524

TERRELL FLANAGAN THOMPSON (A/K/A
TERRELL F. THOMPSON) AND LISA SMITH THOMPSON
(A/K/A LISA S. THOMPSON, BARBARA E. THOMPSON,
BARBARA E. SMITH THOMPSON)

*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/asheriffsale on*

FEBRUARY 26, 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 39, Township 6 South, Range 7 East, Tangipahoa Parish, Louisiana, being more particularly described as follows, to-wit:
Beginning at a point which is South 16 deg 30 min East 196.00 feet, North 17 deg 30 min East 574.00 feet, North 66 deg East 534.00 feet, North 30 deg 50 min West 151.00 from the Southeast corner of Section 39, Township 6 South, Range 7 East; thence proceed South 33 deg 37 min 08 sec East 14.58 feet; thence South 21 deg 57 min 53 sec East 47.80 feet; thence South 65 deg 34 min 14 sec West 91.0 feet; thence North 21 deg 57 min 53 sec West 86.0 feet; thence North 65 deg 34 min 14 sec East 83.81 feet; thence South 30 deg East 23.88 feet, containing 0.177 acres, all as per survey by William J. Bodin, Jr., Registered Land Surveyor, dated October 14, 2003.
Which has the address of 13492 Flanagan Way, Hammond, LA 70403

WRIT AMOUNT: FIFTY THOUSAND FOUR HUNDRED EIGHTY DOLLARS AND 64 CENTS

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, SEPTEMBER 10, 2024

LOGS LEGAL GROUP LLP
3510 N. CAUSEWAY BLVD., SUITE 600
METAIRIE, LA 70002
504-831-7726
EMILY A. MUELLER
EMUELLER@LOGS.COM

GERALD D. STICKER
SHERIFF

GARY STANGA
CLERK OF COURT
TANGIPAHOA PARISH, LA
2025 JAN 24 AM 9:44

Advertised: THE DAILY STAR
JANUARY 23, 2025
FEBRUARY 20, 2025