

In MOB 3187 page 850 file number # 1102285 is recorded one certain Amendment to Mortgage filed June 10, 2022 and executed June 5, 2015, wherein as follows:

1. Mortgagors executed that certain Mortgage dated December 02, 2009, in the original amount of \$80,000.00 in favor of First Guaranty Bank recorded at MOB 1897, page 824 (the "Mortgage") which covers the real and personal property described in the Mortgage located at 18061 Wedgewood Drive, Hammond, LA 70403, (Property Address) and the real property described being set forth as follows:

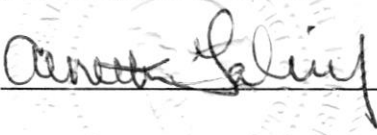
2. In consideration of the mutual promises and agreements exchanged, Mortgagor agrees that the maturity date contained in the Mortgage shall be amended as follows (notwithstanding anything to the contrary contained in the Mortgage):

A. The new maturity date of the promissory note securing the Mortgage is January 1, 2022. If on the maturity date, Mortgagor still owes amounts under any obligation to First Guaranty Bank, Mortgagor will pay these amounts in full on or before the new maturity date.

In MOB 3192 page 242 file number # 1103141 is recorded one certain Notice of Seizure filed June 22, 2022 and signed June 22, 2022, in the suit entitled First Guaranty Bank VS. Tonya Husser Balisteri, suit #2022-0001728, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued June 21, 2022.

Witness my hand and seal this 4th day of August, 2025 at 8:30 A.M., Amite, Louisiana.

Gary T. Stanga, Clerk of Court

BY: , Deputy Clerk



ALICIA FUSSELL
CHIEF DEPUTY
STORMY NORMAN
CHIEF FINANCIAL OFFICER

Tangipahoa Parish Clerk of Court

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

M/C \$20.00
atty cost \$16.00
Postage \$0.78

2022-0001728

9-24-2025

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

MORTGAGE CERTIFICATE

I, **Arnetha Gabriel**, 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: Tonya Husser Balisteri

Description:

A certain tract or parcel of ground in the Parish of Tangipahoa, State of Louisiana, located in Section 29, T6S, R8E, being more particularly described as follows, to-wit: Lot 9 of Wedgewood Subdivision, Tangipahoa Parish, Louisiana as per plat of said subdivision, recorded in the official records of Tangipahoa Parish, Louisiana.
Municipal Address: 18061 Wedgewood Drive, Hammond, Louisiana 70403

EXCEPT:

In MOB 1544 page 835 file number # 735874 is recorded one certain Judgment filed November 6, 2006, rendered and signed October 19, 2006, in the suit entitled North Oaks OB/GYN VS. Tonya L Balisteri in Hammond City Court suit #2-0606-0025, wherein as follows:

IT IS ORDERED, ADJUDGED AND DECREED that plaintiff,
North Oaks OB/GYN, have judgment and recover
against defendant(s) Tonya L. Balisteri, in solido,
this being the principal balance, in the full and true sum of Five hundred
five dollars & 90c (\$ 505.00) DOLLARS, with legal
Interest from date of judicial demand until paid in full and for all costs of these proceedings.

In MOB 1897 page 824 file number # 820438 is recorded one certain mortgage filed December 7, 2009, and executed December 2, 2009, by Tonya Husser Balisteri in favor of First Guaranty Bank in the sum of \$80,000.00 represented by one note payable and due on January 1, 2015, standing against the hereinabove described property.

In MOB 2018 page 460 file number # 851195 is recorded one certain Loan Modification Agreement filed April 25, 2011 and executed April 1, 2011, wherein Tonya Husser Balisteri modify that certain mortgage recorded in MOB 1897 page 824 with First Guaranty Bank.