



# Tangipahoa Parish Clerk of Court

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

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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:

CODY R COUNSELMAN

Description:

Plaintiff's mortgage and/or privilege affects the following described property, to-wit:  
All that certain piece or parcel of land, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 3, Township 7 South, Range 8 East, Tangipahoa Parish, Louisiana, in that part thereof known as CYPRESS RIDGE SUBDIVISION, PHASE I, and said map and plat of subdivision filed in the Office of the Clerk of Court for Tangipahoa Parish at COB 1140, Page 808, more fully described as follows, to wit:  
LOT 208, CYPRESS RIDGE SUBDIVISION PHASE 1, TANGIPAHOA PARISH, LOUISIANA;  
subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.  
20461 RIDGELAKE DRIVE PONCHATOULA, LA. 70454

EXCEPT:

In MOB 3226 page 344 file number # 1110629 is recorded one certain mortgage filed October 13, 2022, and executed October 12, 2022, by Cody R Counselman in favor of Assurance Financial Group LLC in the sum of \$162,626.00 represented by one note payable and due on November 1, 2052, standing against the hereinabove described property.

In MOB 3352 page 484 file number # 1138678 is recorded one certain Assignment filed March 28, 2024, and executed March 27, 2024, wherein Mortgage Electronic Registrations Systems, Inc ("MERS"), as mortgagee, as nominee for Assurance Financial Group LLC does hereby assign, transfer, sell and deliver unto US Bank National Association that certain Mortgage recorded in MOB 3226 page 344.

In MOB 3379 page 50 file number # 1144563 is recorded one certain Notice of Seizure filed July 10, 2024 and signed July 9, 2024, in the suit entitled U S Bank National Association VS. Cody R Counselman, suit #2024-0002184, wherein the Sheriff of Tangipahoa Parish has seized the hereinabove described property to satisfy a writ issued July 3, 2024.

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

Gary T. Stanga, Clerk of Court

BY: Darla Travis, Deputy Clerk

M/C \$20 -  
A/HY \$5 -  
POST \$0.73