

Mailing Address  
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Thibodaux, LA 70302

**Annette M. Fontana**  
Clerk of Court  
17<sup>th</sup> Judicial District Court  
Parish of Lafourche

Physical Address  
303 West 3<sup>rd</sup> Street  
Thibodaux, LA 70301



**WRIT OF SEIZURE AND SALE**

PENNYMAC LOAN SERVICES, LLC	SEVENTEENTH JUDICIAL DISTRICT
VS	PARISH OF LAFOURCHE
SHAINA BOURDA	STATE OF LOUISIANA
DOCKET NUMBER: C-149593	

TO: HONORABLE CRAIG WEBRE, Sheriff of the Parish of LAFOURCHE, State of Louisiana.

WE COMMAND YOU that by seizure and sale of the property of SHAINA BOURDA after due and legal advertisements in the manner prescribed by law, and a due compliance on your part with all legal formalities, you cause to be made for cash the sum of: a) \$262,207.20 subject to any credits. In the event that the Defendant makes payments in any manner, they will be credited to the Defendant's account (including but not limited to any bankruptcy plan of reorganization); b) Interest from September 1, 2023, until paid, at 3.25% per annum, to be computed; c) Reasonable attorney's fees, to be computed, in an uncontested foreclosure, through the conclusion of the foreclosure and all costs of these proceedings, as this accelerated amount has not been paid and is in default; d) All costs, to be computed, any applicable amounts provided for by the Act of Mortgage and applicable law, such as late charges, escrow advances, corporate advances, and other fees. Also, any additional costs beyond those incurred in the normal course of foreclosure proceedings are possible if the sale is put on hold due to bankruptcy or if the sale is cancelled and subsequently reset after failed negotiations with the Defendant. As of the date of filing, costs of the foreclosure proceeding include cost paid to the parish clerk's office, costs paid to the sheriff's office, plus an additional costs (including, but not limited to, a 3% sheriff's commission, which is incalculable until the date of the sheriff's sale) which may accrue through the conclusion of the executory proceeding.

And we further particularly command you to seize and sell at Public Auction "WITHOUT APPRAISEMENT" to the last and highest bidder the following described mortgaged property to pay and satisfy said claim, with interest and attorney's fees as above stated, and all costs of these proceedings to wit:

A certain lot of ground, together with all buildings and improvements thereon, and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining, situated in the Parish of Lafourche, State of Louisiana, on the left descending bank of Bayou Lafourche, and better known as lot no. thirty-one (31) of Block E of Bayou Oak Subdivision, situated in Section 38 and 39, T18S, R21E, as shown on a plat of survey map of Picciola and Associates, Inc., C.E. Said lot of ground measuring one hundred ten (110') feet front, facing and alongside of White Oak Street, and measuring in the rear on the north side one hundred and fourteen hundredths (100.14') feet, by a depth of one hundred and forty-six hundredths (100.46'). Bounded on the south side or below by White Oak Street, bounded on the east side or towards the Marsh by Water Oak Street, bounded on the north side or above by lot no. nineteen (19) of Block E of said subdivision, and being bounded on the west side or towards Bayou Lafourche by lot no. thirty (30) of Block E of said subdivision.

And

A certain tract of land situated in the Parish of Lafourche, State of Louisiana, on the descending bank of Bayou Lafourche, at about 40 miles below the City of Thibodaux, measuring one hundred feet (100') and having a rear width of one hundred feet (100'), and further identified as being lot no. 30 of Block E of that certain map entitled, "Survey plat showing property of Custom Built Homes of Galliano, Inc., as Bayou Oak Subdivision, being in Sections 38 and 39, Township 18 South, Range 21 East, Cut Off, Louisiana" dated January 7, 1970, prepared by Picciola & Associates, Inc., Consulting Engineers & Surveyors. Said plat recorded on June 13, 1974, in the records of the Parish of Lafourche, in COB 516, folio 785-787, entry #389287.

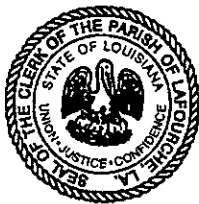
As to any defendant who has been discharged in bankruptcy, this proceeding shall be *in rem*.

**IT IS FURTHER ORDERED** that out of the proceeds, petitioner be allowed reasonable attorney's fees actually incurred up to \$2,700, through the conclusion of the foreclosure and all costs of these proceedings. Additional reasonable attorney's fees may be submitted for approval in the event this matter becomes contested or in other extenuating circumstances.

And when you shall have so made said sale be pleased to return your Proces Verbal thereof to us in our said Court within the shortest possible day.

And have you then and there this writ.

WITNESS the Honorable Judges of said Court, April 3, 2024.



ANNETTE M. FONTANA  
CLERK OF COURT

*Lezli L. Thibodaux*

Deputy Clerk of Court  
Lafourche Parish

ATTORNEY:  
HERSCHEL C. ADCOCK, JR.