

Mailing Address  
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**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**

NATIONSTAR MORTGAGE LLC

SEVENTEENTH JUDICIAL DISTRICT

VS

PARISH OF LAFOURCHE

STEFAN RODRIGUE A/K/A STEFAN  
GABRIEL RODRIGUE A/K/A STEFAN G.  
RODRIGUE AND ASHTON HIMEL  
RODRIGUE A/K/A ASHTON H.  
RODRIGUE A/K/A ASHTON RODRIGUE  
A/K/A ASHTON MICHELLE RODRIGUE  
A/K/A ASHTON M. RODRIGUE  
DOCKET NUMBER: C-149926

STATE OF LOUISIANA

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

WE COMMAND YOU that by seizure and sale of the property in rem, STEFAN RODRIGUE A/K/A STEFAN GABRIEL RODRIGUE A/K/A STEFAN G. RODRIGUE AND ASHTON HIMEL RODRIGUE A/K/A ASHTON H. RODRIGUE A/K/A ASHTON RODRIGUE A/K/A ASHTON MICHELLE RODRIGUE A/K/A ASHTON M. RODRIGUE 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) Balance due on Principal of Fixed Rate Note \$72,566.57 Subject to any credits. In the event that the Defendants make payments in any manner, they will be credited to the Defendants' account (including but not limited to any bankruptcy plan of reorganization). b) Interest from November 1, 2023, until paid, at 4.5% per annum TO BE COMPUTED; c) Reasonable Attorney's Fees TO BE COMPUTED, Reasonable attorney's fees 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 costs paid to the parish Clerk's office, costs paid to the sheriff's office, plus any additional costs (including, but not limited to, a 3% sheriff's commission, which is incalculable until the date of sheriff's sale) which may accrue through the conclusion of the executory proceeding. It is further ordered, that out of proceeds, petitioner be allowed reasonable attorney's fees actually up to \$2,700.00, 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 extenuation circumstances.**

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:

The property described in the Act of Mortgage is described as follows:

A certain tract of land situated in the Parish of Lafourche, State of Louisiana, on the right bank of Bayou Lafourche at about four (4) miles below the City of Thibodaux, being lot twenty-one (21) of block three (3) of the “Thoroughbred Park Subdivision” located in section eleven (11), township fifteen (15) south, range seventeen (17) east, Lafourche Parish, Louisiana, on a plat prepared by Warren & Associates, C.E., dated February 8, 1968, a copy of which plat has been recorded in the records of Lafourche Parish, Louisiana, under entry no. 289586. Said lot 21 of block 3 measures 129.35 feet on its northerly boundary line, 131.28 feet on its southerly boundary, 80.02 feet on its easterly boundary and 80.09 feet on its westerly boundary line, and is bounded as follows, to-wit: In front or in a westerly direction by Thoroughbred Park Drive, in the rear or an easterly direction by lot 22 of block 3, in a northerly direction by lot 19 of block 3 and in a southerly direction by lot 23 of block 3 of the above referred to subdivision. Together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereunto belonging or appertaining.

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, May 16, 2024.



ANNETTE M. FONTANA  
CLERK OF COURT

Deputy Clerk of Court  
Lafourche Parish

ATTORNEY:  
HERSCHEL C. ADCOCK, JR.