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Annette M. Fontana
Clerk of Court
17th Judicial District Court
Parish of Lafourche

Physical Address
303 West 3rd Street
Thibodaux, LA 70301



WRIT OF SEIZURE AND SALE

21ST MORTGAGE CORPORATION	SEVENTEENTH JUDICIAL DISTRICT
VS	PARISH OF LAFOURCHE
FELTON M. BILLIOT A/K/A FELTON BILLIOT, AND CATHY A. BILLIOT A/K/A CATHY BILLIOT DOCKET NUMBER: C-153627	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 globo*, of FELTON M. BILLIOT A/K/A FELTON BILLIOT AND CATHY A. BILLIOT A/K/A CATHY BILLIOT 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 \$39,583.64, together with interest thereon at the rate of 8.5 per cent per annum from date of default on the unpaid principal balance, until paid, contractual advances, reasonable attorney fees of 25% of principal and interest and all costs of these proceedings, and for recognition of its mortgage and security interest upon the property, with preference and priority to all persons whomsoever. Plaintiff further prays for any amounts which accrue after the rendition of the judgment, including, without limitation, obligations to reimburse advances for taxes and insurance, inspection or other fees provided for by contract, reasonable attorney fees and court costs in accordance with La. C.C.P. Art 3721. ***THIS IS AN IN REM PROCEEDING AGAINST THE COLLATERAL ONLY AT THIS TIME.***

And we further particularly command you to seize and sell at Public Auction **“WITH 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:

2022 TRU Southern Energy (SOEN) Mobile Home, bearing serial number SRB038974AL

1. That certain lot or parcel of ground, together with all buildings and improvements and the component parts thereof, with all rights, ways, privileges, and servitudes thereunto appertaining, Lot 21, Bayou L’ours Development add #2, measuring TWO HUNDRED FIFTY-THREE 55/100 FEET (253.55’) fronting on East 40th St. by FOUR HUNDRED SEVENTY-SIX FEET (476.00’) on its Western Boundary, TWO HUNDRED SIXTY-EIGHT 04/100 (268.04’) on its Northern Boundary and FOUR HUNDRED SEVENTY-FIVE 62/100 FEET (475.62’) on its Eastern Boundary. Said lot 21 as designated on Survey Plat entitled “BAYOU L’OURS Development Subdivision Addendum #2 recorded in COB 927/419/636318 of Lafourche Parish, LA, and made a part hereof by reference thereto, is bounded on the North by Vendor, South by East 40th Street, East by LA POWER & LIGHT RIGHT OF WAY and West by Lot 20 of said subdivision.

2. A parcel of land located in Lafourche Parish in Section 37, Township 18 South, Range 21 East, more particularly described as measuring Nine (9') feet by Sixty-Two and 50/100 (62.50') feet, bounded on the North by Wiltz Picou, III or assigns, on the South by No. 1 described above, East by Wiltz Picou, III or assigns, and West by property of Tom A Crosby, et al or assigns.

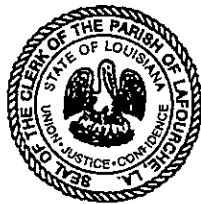
3. A parcel of land located in Lafourche Parish in Section 37, Township 18 South, Range 21 East, more particularly described as measuring Nine and 67/100 (9.67') feet by Fifty-Three and 75/100 (53.75') feet. Said parcel is bounded on the North by property of Susan Cantrelle or assigns, on the South by No. 1 described above, on the East by Tom A Crosby, et al or assigns, and on the West by Wiltz Picou, III or assigns.

Being the same property acquired by Darrell F. Richoux, Sr. and Myra Acosta Richoux from Tom A. Crosby and Lana Guidry Hartman, per Cash Sale dated 05/23/2005, filed for record 05/25/2005, bearing Entry No. 98252, records of Lafourche Parish, Louisiana.

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, February 6, 2026.



ANNETTE M. FONTANA
CLERK OF COURT

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
TREVATHAN LAW FIRM