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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

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR ARGENT
SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2006-W5
VS**

SEVENTEENTH JUDICIAL DISTRICT

PARISH OF LAFOURCHE

**RUDY KIRT, JR. AND NICOLE M.
NAQUIN A/K/A NICOLE NAQUIN
DOCKET NUMBER: C-151937**

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 of RUDY KIRT, JR. AND NICOLE M. NAQUIN A/K/A NICOLE NAQUIN 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 \$103,749.04, *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). Interest* from November 1, 2024, until paid, at 3.0% per annum, TO BE COMPUTED. 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. 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 the sheriff's sale) which may accrue through the conclusion of the executory proceeding. 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 \$2,700.00, 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 extenuating circumstances.

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:

Lot 20, Block 6, Oak Grove Park Subdivision, Phase II

One certain lot of ground located in the Parish of Lafourche, State of Louisiana, more particularly designated as lot 20, Block 6, Phase II, Oak Grove Park Subdivision, as shown on a plat entitled "Oak Grove Park Subdivision, Phase II Survey Plat showing Phase II of Oak Grove Park Subdivision, belonging to One Oak, Inc. located in Section 22, T-16-S, R-17-E, Lafourche Parish, Louisiana", prepared by J. Wayne Plaisance, Inc., dated October 6, 1999 and revised November 3, 1999, recorded under Entry No. 865608, records of Lafourche Parish, Louisiana, said Lot 20, block 6 having a front width of 65.50 feet, by depth of 91.68 feet between equal and parallel lines, and a width in the rear of 65.50 feet; said lot being bounded as follows: northerly by future Block 5, easterly by lot 21, Block 6, westerly by Alexis Street, and southerly by Jennifer Street, all of Oak Grove Park Subdivision, Phase II; together with all buildings and improvements thereon and all rights, way, privileges and servitudes thereunto belonging or in anywise appertaining. Being the same property acquired by One Oak, Inc. from Alice Marie Thibodaux Rose, et al by deed dated March 31, 1981, recorded at COB 731, Page 550, Entry No. 538994 of the records of Lafourche Parish, Louisiana.

Less and except, all of the oil, gas, Sulphur or other minerals in, on, under or that may be produced from and all mineral rights pertaining to the above described property except that the vendor herein, his heirs, successors or assigns, shall not have the right to enter on the surface of the property herein conveyed for the exploration, production or extraction of any oil, gas, sulphur or other minerals, or for any other purpose whatsoever.

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 5, 2025.



ANNETTE M. FONTANA
CLERK OF COURT

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
HERSCHEL C. ADCOCK, JR.