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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



D3492717

WRIT OF SEIZURE AND SALE

U.S. BANK NATIONAL ASSOCIATION

VS

TRACY SPURLOCK ROBERT AND GUY

M. ROBERT

DOCKET NUMBER: C-151554

SEVENTEENTH JUDICIAL DISTRICT

PARISH OF LAFOURCHE

STATE OF LOUISIANA

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

WE COMMAND YOU that by Constructive seizure and sale of the property of TRACY SPURLOCK ROBERT AND GUY M. ROBERT 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 \$195,047.40 with interest thereon at 4.625% per annum from December 01, 2023, until paid; (b) all expenses incurred in enforcing the note and mortgage including reasonable attorney's fees; (c) if/as applicable, such other or additional amounts incurred or advanced for taxes, insurance premiums, special assessments, repairs to and/or maintenance of the property, for the protection, preservation, repair and recovery of the property, for the protection and preservation of the lien of the mortgage, for the protection and preservation of the mortgagee's interest thereunder, and other amounts provided by the mortgage and applicable law, such as late charges, escrow advances for the payment of taxes and insurance, corporate advances, property appraisals, inspection fees, prior attorney fees and expenses, abstract and title charges, NSF charges, attorney fees and expenses, and other charges which plaintiff is permitted to prove by verified petition, verified supplemental petition, or affidavit filed or submitted before distribution by the sheriff of the proceeds of the judicial sale herein; and (d) all law charges, fees and expenses incurred in connection or relating to this proceeding including without limitation sheriff's commission, sheriff's costs, court costs all as permitted by the note or mortgage being enforced by this proceedings.

IT IS FURTHER ORDERED that the Clerk shall issue writ clearly directing the Sheriff to issue payment form any sale proceeds of the sale made payable to Dean Morris, L.L.C., not an individual attorney.

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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Lafourche, STATE OF Louisiana, AND IS DESCRIBED AS FOLLOWS: ONE CERTAIN LOT OF GROUND SITUATED IN THE PARISH OF LAFOURCHE, BEING DESIGNATED AS LOT 19 OF BLACK "C" ON THAT CERTAIN MAP ENTITLED "ACADIA PLACE" SURVEY PLAT SHOWING THE ACADIA PLACE SUBDIVISION, LOCATED PARTLY IN SECTIONS 1 AND 2, T-18-S, R-21-E, CUT OFF, LOUISIANA, DATED FEBRUARY 3, 1999 WITH REVISION DATES OF MARCH 5, 1999 AND MARCH 12, 1999, PREPARED BY PICCIOLA & ASSOCIATES, INC., CONSULTING ENGINEERS & SURVEYORS; SAID LOT 19 OF BLOCK "C" MEASURES A COMBINED FRONT OF 195.20 FEET ON WEST 40TH STREET BY A DEPTH OF 225.09 FEET ALONG ITS EAST PROPERTY LINE, BY A DEPTH OF 142.77 FEET ALONG ITS WEST PROPERTY LINE, A REAR WIDTH OF 50.27 FEET, BOUNDED NORTHERLY BY WEST 40TH STREET, EASTERLY BY LOT 18 OF BLOCK "C" OF ACADIA PLACE, SOUTHERLY BY LAKE ALETHIA AND WESTERLY BY LOT 20 OF BLOCK "C" OF ACADIA PLACE, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING; subject to restrictions, servitudes,

rights-of-way and outstanding mineral rights of record affecting the property.

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, March 5, 2025.



ANNETTE M. FONTANA
CLERK OF COURT

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
DEAN MORRIS L.L.C.