



WRIT OF SEIZURE AND SALE

LAKEVIEW LOAN SERVICING, LLC

EIGHTEENTH JUDICIAL DISTRICT

VS

DOCKET NUMBER: C-84828 C

JUSTIN DELAUNE, ET AL

PARISH OF IBERVILLE PARISH CLERK OF COURT

STATE OF LOUISIANA

ANY OCCUPANTS/TENANTS

Parish of IBERVILLE

AT THE PROPERTY ADDRESS

WHEREAS, by virtue of an order of seizure and sale issued out of the EIGHTEENTH JUDICIAL DISTRICT, of the State of Louisiana, in the above entitled and numbered cause, bearing the date DECEMBER 10, 2025, notice thereof having been served on the defendant herein, as the law requires.

You are therefore, hereby, commanded in the name of the State of Louisiana and of said Court to forthwith seize and take into your possession and to safely keep, and the same advertised for sale, for cash, and **WITHOUT** appraisalment, at public auction to the last and highest bidder, after complying with all the formalities by law required, to satisfy the sum of \$102,357.82, **SUBJECT TO ANY CREDITS WHICH MAY BE GIVEN UNTO SAID BALANCE FROM THE TIME OF THE FILING OF THE PETITION HEREIN UNTIL THE DATE OF SHERIFF'S SALE, TOGETHER WITH INTEREST THEREON FROM MAY 1, 2024 UNTIL PAID, AT AN INTEREST RATE OF 4.125 % PER ANNUM, TOGETHER WITH ANY APPLICABLE AMOUNTS PROVIDED FOR BY THE ACT OF MORTGAGE AND APPLICABLE LAW SUCH AS LATE CHARGES, ESCROW ADVANCES, CORPORATE ADVANCES, AND OTHER FEES, TOGETHER WITH REASONABLE ATTORNEY'S FEES AND ALL OTHER COURT COST** , the following mentioned and described property to-wit:

PLEASE SEE THE ATTACHED PROPERTY DESCRIPTION

And when you shall have so sold the same, be pleased to send from under your hands a process verbal of said sale to our said Court in the City of PLAQUEMINE, Parish of IBERVILLE PARISH CLERK OF COURT, and due return of the order of seizure and sale as the law requires.

Witness the Honorable Judges of said Court, this JANUARY 8, 2026.

IBERVILLE PARISH CLERK OF COURT DEPUTY
CLERK FOR
AMY MATIRNE PATIN, CLERK OF COURT

Attorney: WIGGINS, DENNIS F.
P.O. BOX 87379
BATON ROUGE LA 70879

RECEIVED ON THE _____ DAY OF _____, 20____ AND ON THE _____ DAY OF _____, 20____ SERVED THE ABOVE NAMED PARTY AS FOLLOWS:

PERSONAL SERVICE ON THE PARTY HEREIN NAMED _____.

DOMICILIARY SERVICE ON THE PARTY HEREIN NAMED BY LEAVING THE SAME AT HIS DOMICILE IN THE PARISH IN THE HANDS OF _____, A PERSON APPARENTLY OVER THE AGE OF SEVENTEEN YEARS, LIVING AND RESIDED IN SAID DOMICILE AND WHOSE NAME AND OTHER FACTS CONNECTED WITH THIS SERVICE, I LEARNED BY INTERROGATING THE SAID PERSON, SAID PARTY HEREIN BEING ABSENT FROM HIS RESIDENCE AT THE TIME OF SAID SERVICE.

RETURNED: PARISH OF _____ THIS _____ DAY OF _____, 20____.

SERVICE \$ _____

MILEAGE \$ _____

TOTAL \$ _____

BY: _____

DEPUTY SHERIFF

ORIGINAL – RETURN

COPY – SERVICE

COPY - CLERK RETURN

WRIT OF SEIZURE AND SALE

LAKEVIEW LOAN SERVICING, LLC	EIGHTEENTH JUDICIAL DISTRICT
VS	DOCKET NUMBER: C-84828 C
JUSTIN DELAUNE, ET AL	PARISH OF IBERVILLE PARISH CLERK OF COURT
	STATE OF LOUISIANA

JUSTIN DAVIE DELAUNE AND BROOKLYN ELIZABETH MARIONNEAUX
24970 STASSI RD
PLAQUEMINE, LA 70764

WHEREAS, by virtue of an order of seizure and sale issued out of the EIGHTEENTH JUDICIAL DISTRICT, of the State of Louisiana, in the above entitled and numbered cause, bearing the date DECEMBER 10, 2025, notice thereof having been served on the defendant herein, as the law requires.

You are therefore, hereby, commanded in the name of the State of Louisiana and of said Court to forthwith seize and take into your possession and to safely keep, and the same advertised for sale, for cash, and WITHOUT appraisalment, at public auction to the last and highest bidder, after complying with all the formalities by law required, to satisfy the sum of \$102,357.82, SUBJECT TO ANY CREDITS WHICH MAY BE GIVEN UNTO SAID BALANCE FROM THE TIME OF THE FILING OF THE PETITION HEREIN UNTIL THE DATE OF SHERIFF'S SALE, TOGETHER WITH INTEREST THEREON FROM MAY 1, 2024 UNTIL PAID, AT AN INTEREST RATE OF 4.125 % PER ANNUM, TOGETHER WITH ANY APPLICABLE AMOUNTS PROVIDED FOR BY THE ACT OF MORTGAGE AND APPLICABLE LAW SUCH AS LATE CHARGES, ESCROW ADVANCES, CORPORATE ADVANCES, AND OTHER FEES, TOGETHER WITH REASONABLE ATTORNEY'S FEES AND ALL OTHER COURT COST , the following mentioned and described property to-wit:

PLEASE SEE THE ATTACHED PROPERTY DESCRIPTION

And when you shall have so sold the same, be pleased to send from under your hands a process verbal of said sale to our said Court in the City of PLAQUEMINE, Parish of IBERVILLE PARISH CLERK OF COURT, and due return of the order of seizure and sale as the law requires.

Witness the Honorable Judges of said Court, this JANUARY 8, 2026.



IBERVILLE PARISH CLERK OF COURT DEPUTY
CLERK FOR
AMY MATIRNE PATIN, CLERK OF COURT

Attorney: WIGGINS, DENNIS F.
P.O. BOX 87379
BATON ROUGE LA 70879

RECEIVED ON THE _____ DAY OF _____, 20____ AND ON THE _____ DAY OF _____, 20____ SERVED THE ABOVE NAMED PARTY AS FOLLOWS:

PERSONAL SERVICE ON THE PARTY HEREIN NAMED _____.

DOMICILIARY SERVICE ON THE PARTY HEREIN NAMED BY LEAVING THE SAME AT HIS DOMICILE IN THE PARISH IN THE HANDS OF _____, A PERSON APPARENTLY OVER THE AGE OF SEVENTEEN YEARS, LIVING AND RESIDED IN SAID DOMICILE AND WHOSE NAME AND OTHER FACTS CONNECTED WITH THIS SERVICE, I LEARNED BY INTERROGATING THE SAID PERSON, SAID PARTY HEREIN BEING ABSENT FROM HIS RESIDENCE AT THE TIME OF SAID SERVICE.

RETURNED: PARISH OF _____ THIS _____ DAY OF _____, 20____.

SERVICE \$ _____ BY: _____
MILEAGE \$ _____ DEPUTY SHERIFF
TOTAL \$ _____

ORIGINAL – RETURN COPY – SERVICE COPY - CLERK
RETURN

LAKEVIEW LOAN SERVICING,
LLC

VS

JUSTIN DELAUNE, ET AL

EIGHTEENTH JUDICIAL DISTRICT

DOCKET NUMBER: C-84828 C

PARISH OF IBERVILLE PARISH
CLERK OF COURT
STATE OF LOUISIANA

PROPERTY DESCRIPTION

One certain lot or parcel of land lying, being and situated in Section 88, T9S, R12E, Iberville Parish, Louisiana, designated as lot no. twenty-nine (29) Crescent Subdivision, on a survey dated April 5, 1971, prepared by Carl Grant, C.E., entitled "Crescent Subdivision, Subdivision of Tract "B", being in Sec. 88, T9S, R12E, Iberville Parish, Louisiana"; a copy of which survey is attached to a sale recorded in C.B. 190, E. 478, Iberville Parish, Louisiana; said lot no. 29 measuring one hundred and 00/100 (100') feet front on the west side of Stassi Road, (formerly Crescent Road) by a depth on the northerly line of one hundred thirty-eight and 63/100 (138.63') feet, and a depth on the southerly line of one hundred thirty-eight and 93/100 (138.93') feet, and having a width across the rear of one hundred and 00/100 (00') feet, said property being bounded on the front or east by Stassi Road, on the south by Lot 28, on the north by Lot 30 and on the west by property of F.E. Keller. Said property being subject to a ten (10') foot utility servitude along the entire frontage of the property on Stassi Road and more fully described in the map of survey recorded in C.B. 190, Entry 478.