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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

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE CORPORATION
VS**

SEVENTEENTH JUDICIAL DISTRICT

PARISH OF LAFOURCHE

**EDWIN P. MOBLEY, JR. AND
MICHELLE LOCHRICO MOBLEY
DOCKET NUMBER: C-151252**

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 EDWIN P. MOBLEY, JR. AND MICHELLE LOCHRICO MOBLEY 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 \$98,889.19 with interest thereon at 7.00% per annum from July 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 proceeding; and

II. The Sheriff to issue payment from 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:

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1) A certain tract of land situated on the right descending bank of Bayou Lafourche, at about 40 miles below the City of Thibodaux. Said property is more fully shown on the survey entitled "Survey Plat showing the Estate of Mrs. Alex Gros" located in Section 2 T-17-S R-21-E, Section 44 T-17-S R-20-E, and Section 38, T-18-S R-20-E, Lafourche Parish, Louisiana, made by J. Wayne Plaisance, inc., Galliano, Louisiana, dated April 4, 1977, a copy of which was duly recorded with the Lafourche Parish Clerk of Court. Said property is more particularly described as LOTS FOUR (4) AND FIVE (5) OF BLOCK "D". Each lot measures One Hundred Seventeen (117) feet in width and Ninety (90) feet in length. Said lots are bounded on the east

by Lot Three (3) of Block "D", on the west by Lot Six (6) of Block "D", bounded south by Ernest Bouvier Subdivision, and north by Bouvier-Picou Subdivision.

2) A certain lot of ground situated in the Parish of Lafourche, State of Louisiana, being designated as LOT FOUR (4) OF BLOCK SEVEN (7) as shown on Addendum No. 1 to Ernest Bouvier Subdivision, made by J. Wayne Plaisance, C.E. dated April 13, 1966, a copy of said plat being recorded with the Lafourche Parish Clerk of Court, Louisiana, under Entry Number 260467. Said Lot Four (4) of Block Seven (7) measures Ninety (90) feet front along Ernest Drive (now West 13th Street) by a depth of Seventy (70) feet between equal and parallel lines; bounded in front or south by Ernest Drive (now West 13th Street), in the rear or north by property of Mrs. Alex Gros, now or formerly, on the east by other property of Floyd Gaudet, and on the east by Lot Five (5) of Block Seven (7) of Addendum No. 1 to Ernest Bouvier Subdivision. Together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining.

3) A certain lot of ground situated in the Parish of Lafourche, State of Louisiana, being designated as LOT FIVE (5) OF BLOCK SEVEN (7) as shown on a plat showing Addendum No. 1 to Ernest Bouvier Subdivision dated April 13, 1966, prepared by J. Wayne Plaisance, C.E., a copy of said plat being recorded with the Lafourche Parish Clerk of Court, Louisiana, under Entry Number 260467. Said Lot Five (5) of Block Seven (7) measures Ninety (90) feet front along Ernest Drive (now West 13th Street) by a depth of Seventy (70) feet between equal and parallel lines. Together with all buildings and improvements thereon and all rights, ways, privileges and servitudes thereunto belonging or in anywise 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, January 29, 2025.



**ANNETTE M. FONTANA
CLERK OF COURT**

**Deputy Clerk of Court
Lafourche Parish**

ATTORNEY:
DEAN MORRIS L.L.C.