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

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303 West 3rd Street
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WRIT OF SEIZURE AND SALE

CITIZENS BANK NA F/K/A RBS
CITIZENS NA
VS

SEVENTEENTH JUDICIAL DISTRICT

PARISH OF LAFOURCHE

CHARLES BRADLEY BATTLES A/K/A
CHARLES B. BATTLES A/K/A CHARLES
BATTLES AND CHRISTINA JENKINS
BATTLES A/K/A CHRISTINA J.
BATTLES A/K/A CHRISTINA BATTLES
DOCKET NUMBER: C-152039

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 CHARLES BRADLEY BATTLES A/K/A CHARLES B. BATTLES A/K/A CHARLES BATTLES AND CHRISTINA JENKINS BATTLES A/K/A CHRISTINA J. BATTLES A/K/A CHRISTINA BATTLES 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 \$80,758.56 *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 January 1, 2024, until paid, at 4.125% 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. It is further order, 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. This proceeding shall be *in rem*.

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:

A certain lot of land situated in the Town of Golden Meadow, State of Louisiana, Parish of Lafourche, on the right descending side of Bayou Lafourche, at a distance of about fifty (50) miles below the Town of Thibodaux, Louisiana, situated in what is known as the Pierce Addition to Golden Meadow, measuring fifty (50') sixty feet front or in width facing northwest or Pierce Street, by a depth of eighty one (81') feet and bounded in front or northwest by Pierce Street, bounded in the rear or southeast by the lands of Samile Cherie, bounded on the southwest Second Street and bounded on the northeast side by the lands of Vendor, Nolty Vizier, together with all additions and improvements thereon and thereto belonging or in anywise appertaining.

And

One certain portion of land situated in the Parish of Lafourche and on the right descending side of Bayou Lafourche and located in and around the Pierce Subdivision No. 2 and said property measuring forty feet (40) feet front or in width by a depth of one-hundred (122) feet and being bounded above by the land of Hubert Lefont, Sr. bounded below by the land of Duffy Lafont, bounded in the rear by the lane or street known as Second Street of the Pierce Subdivision and bounded in front by the land of the Estate of John Lefont, Sr., together with all buildings and improvements or additions belonging or otherwise appertaining.

And

A certain lot of land situated in the Town of Golden Meadow, State of Louisiana, Parish of Lafourche, on the right descending side of Bayou Lafourche, at a distance of about fifty (50) miles below the Town of Thibodaux, Louisiana, located in what is commonly known as the Pierce Addition to Golden Meadow, and measuring forty and one half feet front or in width along what is known as Second Street and a depth of one hundred twenty feet and bounded in front by Second Street, bounded in the rear by Camile Cherie and bounded above by street known as Pierce Street and bounded below by lands of Nolty Vizier, together with all additions and improvements thereon and thereto 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, May 22, 2025.



**ANNETTE M. FONTANA
CLERK OF COURT**

Jess J. Lagarde

**Deputy Clerk of Court
Lafourche Parish**

ATTORNEY:
HERSCHEL C. ADCOCK, JR.