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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

WELLS FARGO BANK, N.A.

SEVENTEENTH JUDICIAL DISTRICT

VS

PARISH OF LAFOURCHE

**DARLENE M PAYNE A/K/A DARLENE
STEWART MILLIGAN PAYNE, AND
STANLEY PAYNE, SR. A/K/A STANLEY
J. PAYNE, SR.**

STATE OF LOUISIANA

DOCKET NUMBER: C-150468

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 DARLENE M PAYNE A/K/A DARLENE STEWART MILLIGAN PAYNE AND STANLEY PAYNE, SR. A/K/A STANLEY J. PAYNE, SR. 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: **(a) principal of \$69,999.64 with interest thereon at 3.75000% per annum from December 01, 2021, 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**

It is ordered that the Sheriff is directed 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 **“Without Appraisal”** 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 ground situated in the Parish of Lafourche, State of Louisiana, on the right descending bank of Bayou Lafourche, at about thirty four (34) miles below the Town of Thibodaux, being designated as Lot Number Four (4) on that certain map of the Eugenie St. Pierre Subdivision of Block Number One (1), Larose, Louisiana, Lafourche Parish, as per plan Robert W. Wright C.E. Said lot measuring eight five (85') feet front or in width along Oak Street, by a depth of seventy (70') feet between equal and parallel lines, bounded in front or East by Oak Street, Northerly by Lot Number Three (3), and on the Southerly side by Lot Number Five (5), and bounded on the rear or West by property of Walsh Rodrigue, all boundaries being now or formerly; together with all rights, ways, privileges, and servitudes 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, August 15, 2024.



ANNETTE M. FONTANA
CLERK OF COURT

Brittany C. Hernandez

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
DEAN MORRIS, L.L.C.