

Mailing Address  
P.O. Box 818  
Thibodaux, LA 70302

**Annette M. Fontana**  
**Clerk of Court**  
**17<sup>th</sup> Judicial District Court**  
**Parish of Lafourche**

Physical Address  
303 West 3<sup>rd</sup> Street  
Thibodaux, LA 70301



D3520681

**WRIT OF SEIZURE AND SALE**

**NATIONS DIRECT MORTGAGE, LLC**

**SEVENTEENTH JUDICIAL DISTRICT**

**VS**

**PARISH OF LAFOURCHE**

**JAMIE ANN THERIOT A/K/A JAMIE A.**

**STATE OF LOUISIANA**

**THERIOT A/K/A JAMIE THERIOT**

**DOCKET NUMBER: C-151696**

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 JAMIE ANN THERIOT A/K/A JAMIE A. THERIOT A/K/A JAMIE THERIOT 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 \$139,171.42 \*Subject to any credits. In the event the Defendant makes payments in any manner, they will be credited to the Defendant's account (including but not limited to any bankruptcy plan of reorganization). Interest\* from August 1, 2024, until paid, at 3.75% 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 ORDERED**, that out of the proceeds, petitioner be allowed reasonable attorney's fees actually incurred up to \$2,500.00, 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:

1) A certain tract of land situated in the Parish of Lafourche, State of Louisiana, on the right descending side of Bayou Lafourche, at about forty-five miles below the Town of Thibodaux, LA, measuring fifty-seven (57') feet front facing nine foot street, and by depth of eighty-seven (87') feet and being bounded above or north by nine foot street, bounded east by Howard Serigny, bounded south or below by Joseph Ledet, and bounded in the rear or west by Lonise Collins Smith, with all improvements thereon and thereto belonging and appertaining.

2) A certain lot or tract of land situated in the Parish of Lafourche, State of Louisiana, on the right descending side of Bayou Lafourche, at about forty-five (45) miles from the Town of Thibodaux, Louisiana, measuring fifty-seven (57') feet front facing a nine foot street, by a depth of eighty-seven (87') feet, and being bounded above or north by nine foot street, bounded east by property of Joseph J. Serigny, bounded south or below by land of Joseph Ledet, and bounded in the rear or west by property of Katherine Serigny, all boundaries now or formerly, together with all buildings and improvements thereon and all the 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, March 28, 2025.



**ANNETTE M. FONTANA  
CLERK OF COURT**

*Julie J. Ragauelle*

**Deputy Clerk of Court  
Lafourche Parish**

ATTORNEY:  
HERSCHEL C. ADCOCK, JR.