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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



D3511714

WRIT OF SEIZURE AND SALE

PEOPLES BANK

SEVENTEENTH JUDICIAL DISTRICT

VS

PARISH OF LAFOURCHE

BZ CARMEL, LLC

STATE OF LOUISIANA

DOCKET NUMBER: C-151639

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 BZ CARMEL, LLC 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 **\$2,544,868.78, plus accrued unpaid interest owed on the principal balance, through January 23, 2025, in the amount of \$166,776.73, plus interest accruing on the principal balance from January 23, 2025 at a rate of 9.5% until the principal balance is paid in full, plus late charge in the amount of \$150.00, plus a negative escrow balance of \$15,015.00, plus other accrued fees in the amount of \$4,450.00, plus reasonable attorney fees and all costs of these proceedings; and that out of the proceeds of said sale, Plaintiff be paid the amount of said claim by preference and priority over all persons whomsoever, in recognition of its mortgage interest bearing upon the Property herein described.**

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 GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 26, Township 15 South, Range 16 East, City of Thibodaux, Lafourche Parish, Louisiana and being more fully described as follows, to-wit:

From the Intersection of the South line of Louisiana Hwy #1 and the East line of St. Charles Street, go South 72 degrees 53 minutes 00 seconds East, 234.42 feet to the Point of Beginning. From the Point of Beginning go South 10 degrees 56 minutes 00 seconds West 330 feet; thence go South 72 degrees 41 minutes 32 seconds East, 129.48 feet; thence go South 11 degrees 40 minutes 11 seconds West, 159.93 feet; thence go South 79 degrees 46 minutes 48 seconds East, 185.72 feet; thence go North 10 degrees 56 minutes 52 seconds East, 512.99 feet; thence go South 72 degrees 53 minutes 00 seconds East, 59.30 feet to the Point of Beginning. Said property being designated as **Tract A, comprising 1.182 Acres**. All as more fully shown on the map and plat of subdivision by Leonard Chauvin, dated August 9, 2002, last revised October 29, 2002. Said Plat recorded at Instrument #929754 of the records of Lafourche Parish.

AND

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 26, Township 15 South, Range 16 East, City of Thibodaux, Lafourche Parish, Louisiana and being more fully described as follows, to-wit:

From the intersection of the South line of Louisiana Hwy #1 and the East line of St. Charles Street, the Point of Beginning, go South 72 degrees 53 minutes 00 seconds East, 175.12 feet; thence go South 10 degrees 56 minutes 52 seconds, West, 512.99 feet; thence go South 79 degrees 46 minutes 48 seconds East, 31.51 feet; thence go South 10 degrees 20 minutes 45 seconds West, 37.50 feet; thence go South 79 degrees 46 minutes 48 seconds East,

135.92 feet; thence go North 10 degrees 13 minutes 19 seconds East, 496.48 feet to the Point of Beginning. Said property designated as **Tract B, comprising 1.934 acres**. All as more fully shown on the map and plat of survey by Leonard Chauvin, dated August 9, 2002, last revised October 29, 2002 being of record at Instrument #929754 of the records of Lafourche Parish.

LESS AND EXCEPT:

ONE CERTAIN LOT OR PARCEL OF GROUND, situated in the City of Thibodaux, Parish of Lafourche, State of Louisiana, together with all rights, privileges, servitudes and appurtenances thereon and thereupon appertaining described as follows in accordance with survey by Leonard Chauvin, P.E., P.L.S., Inc., Civil Engineer – Land Surveyor, dated August 8, 2024 entitled "Survey Showing Revision of Lot Lines Between Property Belonging to Block, L.L.C. and Tract A Belonging to BZ Carmel, L.L.C. Located in Section 26, T15S-R16E, City of Thibodaux, Lafourche Parish, Louisiana" a copy of which is attached hereto.

Commencing at a point being the intersection of the southerly right of way line of Louisiana Highway 1 and the easterly right of way line of Saint Charles St. being the northwest corner of Tract B, said point being a chiseled "X", thence S72°53'00"E, a distance of 368.12 feet along the right-of-way of Louisiana Highway 1; thence S11°40'11"W, a distance of 330 feet to a 1" iron pipe, which is the point of beginning; thence S11°40'11"W a distance of 159.93 feet to a 3/4" iron pipe; thence N79°46'48"W, a distance of 185.72 feet to a 5/8" iron rod; thence N10°56'52"E, a distance of 134.73 feet to a point; thence N79°43'53"W, a distance of 59.05 feet to a point; thence N10°56'00"E, a distance of 41.19 feet to a 3/4" iron pipe; thence S72°41'32"E a distance of 129.48 feet to a 1" iron pipe at the point of beginning.

MOVABLES

The Collateral described below, now owned or hereafter acquired, together with all replacements, accessions, proceeds and products.

- ☒ Equipment
- ☒ Fixtures
- ☒ Inventory
- ☒ Accounts
- ☒ General Intangibles

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 20, 2025.



ANNETTE M. FONTANA
CLERK OF COURT

Lephi L. Thibodeaux

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
ONEBANE LAW FIRM