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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

**MELISSA BRUCE A/K/A MELISSA
MICHELLE BRUCE A/K/A MELISSA M.
BRUCE
DOCKET NUMBER: C-153249**

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 MELISSA BRUCE A/K/A MELISSA MICHELLE BRUCE A/K/A MELISSA M. BRUCE 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 \$64,254.74 *Subject to any credits. In the event that 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 April 1, 2025, until paid, at 5.25% 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 \$2,700.00, 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 Parish of Lafourche, State of Louisiana, on the left descending bank of Bayou Lafourche, at a distance of 40 miles below the City of Thibodaux, in the community of Cut Off, Louisiana, better known as Lot Three (3) of Block Two (2) of the Cypress Grove Subdivision, measuring eighty-six and sixty-four one hundredths (86.64') feet on the north and south; by one hundred thirteen and eighty nine-one hundredths (113.89') feet on the east; said lot being bounded on the north by Josephine Street, on the south by Galjour Brothers Subdivision, bounded on the east by Lot Four (4) of Block Two (2) of said subdivision, and bounded to the west by Lot Two (2) of Block Two (2) of said subdivision. Together with all the improvements thereon, and all the rights, ways, privileges and servitudes thereunto belonging or anywise appertaining.

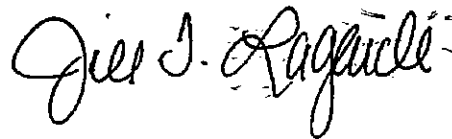
And when you shall have so made said sale be pleased to return your Proces Verbal thereof to us in our said Court within the shortest possible day.

And have you then and there this writ.

WITNESS the Honorable Judges of said Court, November 19, 2025.



ANNETTE M. FONTANA
CLERK OF COURT



Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
HERSCHEL C. ADCOCK, JR.