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STATE OF LOUISIANA **SHERIFF SALE**
 SUIT NO. 2024-4984

OFFICE OF THE CLERK OF COURT

PARISH OF CALCASIEU

FOURTEENTH JUDICIAL DISTRICT

I HEREBY CERTIFY: That I find recorded in the Mortgage Records of this office, no
Mortgages, Liens, Judgments or other encumbrances, standing in the name (s) of

SOFIA GONZALES BROUSSARD
SOFIA G. BROUSSARD
SOFIA BROUSSARD
SOFIA GONZALEZ
SUZANNE MARIE BROUSSARD
SUZANNE M. BROUSSARD
SUZANNE BROUSSARD

CALCASIEU PARISH, LA
AUG 28 2025
GARY "STITCH" GULLORY
SHERIFF

affecting the following described property, situated in the Parish of Calcasieu, State of Louisiana,

to-wit:

LOCATED IN THE PARISH OF CALCASIEU, STATE OF LOUISIANA, TO- WIT;
LOTS SIX (6) AND SEVEN (7) OF BLOCK "A" OF CRESTWOOD 100, A SUBDIVISION OF A PART OF
SOUTH HALF OF NORTHWEST QUARTER (S1/2 OF NW 1/4) OF SECTION 24, TOWNSHIP 9 SOUTH RANGE
9 WEST, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 61 OF THE RECORDS OF CALCASIEU
PARISH, LOUISIANA, LESS AND EXCEPT THAT PORTION OF SAID LOT 7 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT SEVEN (7), THENCE EASTERLY ALONG
THE NORTHERLY LINE OF SAID LOT 7 AT A DISTANCE OF 35 FEET, THENCE SOUTHERLY TO A POINT
ON THE SOUTHERLY LINE OF SAID LOT 7 WHICH IS LOCATED 17.3 FEET EASTERLY FROM THE
SOUTHWEST CORNER OF SAID LOT, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT
A DISTANCE OF 17.3 FEET TO THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTHERLY ALONG
THE WESTERLY LINE OF SAID LOT 7 TO POINT OF COMMENCEMENT, TOGETHER WITH ALL
BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

(FILED DURING THE PERIOD FROM JANUARY 1, 1999 TO DATE HEREOF)

OTHER THAN THE FOLLOWING TO-WIT:

A Request for Notice of Seizure by Bank One, NA Home Loan Services, P.O. Box
710079, Columbus, OH 43271-0079 in RE: Dudley J. Broussard & Sofia Gonzalez Broussard
dated December 21, 1999. Filed for record January 18, 2000 bearing Clerk's File No. 2486992.
Recorded January 18, 2000 in Book 2201 of Mortgages, page 468.

✓ A Mortgage given by Sofia Gonzalez Broussard in favor of Residential Finance
Corporation dated August 3, 2011 for the sum of \$101,303.00. Filed for record August 12, 2011
bearing Clerk's File No. 3017719. Recorded August 12, 2011 in Book 4030 of Mortgages, page
719.

✓ An Assignment of the above-described Mortgage bearing Clerk's File No. 3017719.
Assignment given by Mortgage Electronic Registration Systems, Inc as nominee for Residential
Finance Corporation in favor of Wells Fargo Bank, NA dated December 27, 2013. Filed for
record January 27, 2014 bearing Clerk's File No. 3125969. Recorded January 27, 2014 in Book
4440 of Mortgages, page 368.

✓ A Judgment in Fourteenth Judicial District Court, Suit No. 2022-5602 against Suzanne Broussard in favor of Alia Asset Management dated March 21, 2023 for the sum of \$1,679.99, interest, atty fees and costs. Filed for record May 15, 2023 bearing Clerk's File No. 3505882. Recorded May 15, 2023 in Book 6078 of Mortgages, page 264.

m A Partial Claim Mortgage given by Suzanne Marie Broussard in favor of Secretary of Housing and Urban Development dated January 17, 2024 for the sum of \$26,102.43. Filed for record February 14, 2024 bearing Clerk's File No. 3531609. Recorded February 14, 2024 in Book 6178 of Mortgages, page 606.

✓ A Loan Modification Agreement by and between Suzanne Marie Broussard and Wells Fargo Bank, NA dated January 17, 2024. Filed for record February 23, 2024 bearing Clerk's File No. 3532411. Recorded February 23, 2024 in Book 6182 of Mortgages, page 118.

✓ A Judgment in Fourteenth Judicial District Court, Suit No. 2024-4984 against Suzanne Marie Broussard, Heir of Sofia Gonzales Broussard in favor of Wells Fargo Bank, NA dated February 7, 2025 for the sum of \$90,977.91, interest, atty fees and costs. Filed for record February 7, 2025 bearing Clerk's File No. 3563691. Recorded February 7, 2025 in Book 6311 of Mortgages, page 439.

✓ A Notice of Seizure given by Sheriff of Calcasieu Parish in suit entitled Wells Fargo Bank, NA Vs. No. 2024-4984 Suzanne Marie Broussard aka Suzanne M. Broussard aka Suzanne Broussard, Heir of Sofia Gonzales Broussard aka Sofia G. Broussard aka Sofia Broussard dated April 17, 2025. Filed for record April 17, 2025 bearing Clerk's File No. 3569827. Recorded April 17, 2025 in Book 6337 of Mortgages, page 49.

NOTE: THIS CERTIFICATE IS MADE ONLY IN THE NAME(S) OF SOFIA GONZALEZ BROUSSARD, SOFIA G. BROUSSARD, SOFIA BROUSSARD, SOFIA GONZALEZ, SUZANNE MARIE BROUSSARD, SUZANNE M. BROUSSARD & SUZANNE BROUSSARD. THERE ARE VARIOUS ITEMS ON RECORD STANDING IN THE NAME(S) OF GENEIA BROUSSARD, GENIA BROUSSARD, GENENIA BROUSSARD, GLENDA BROUSSARD, MACHELL BROUSSARD, MADELYN BROUSSARD, MARGARET BROUSSARD, MARTHA BROUSSARD, MICHELLE L. BROUSSARD, MOLLIE C. CORMIER BROUSSARD, GLORIA C. BROUSSARD, GLORIA L. BROUSSARD, MELINDA S. BROUSSARD, MICHELLE BROUSSARD, MARY A. BROUSSARD, MELISSA BROUSSARD, MADISYN BROUSSARD, GABRIELLE BROUSSARD, MARQUISE BROUSSARD AND DIANA S. GONZALEZ WHICH ARE NOT SHOWN ON THIS CERTIFICATE.

NOTE: This Certificate does not pretend to cover any assumption of Mortgages by the present or former owners of the above-described property, nor any delinquent taxes on said property.

IN TESTIMONY WHEREOF, witness my official signature and seal of office, at Lake Charles, Louisiana, on this the 26th day of August, A.D. 2025, at 12:01 o'clock A.M.

H. LYNN JONES II, CLERK OF COURT

BY: 

Deputy Clerk of Court