

Mailing Address
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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

**FREEDOM MORTGAGE
CORPORATION
VS**

**SEVENTEENTH JUDICIAL DISTRICT
PARISH OF LAFOURCHE**

SARAH MARTIN HOFFPAUIR

STATE OF LOUISIANA

DOCKET NUMBER: C-151794

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 SARAH MARTIN HOFFPAUIR 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 \$144,195.43 with interest thereon at 3.3750% per annum from August 01, 2023, 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 **“WITH 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 tract of land situated in the Parish of Lafourche at about six miles north of Thibodaux, Louisiana, in what is known as the Choupic Settlement, measuring 131 feet front (115' and 16') on the northerly side of the Public Road by a depth on its Westerly sideline of 189 feet (150' and 39') and a depth on its easterly sideline of 103.65 feet, with a width across the rear of 68.57 feet; bounded in front or south by the Public Road; in the rear or North by other heirs of Leonard D. Peltier (now Rodney Peltier); on the east by property of Davis Peltier (now Rodney Peltier); and on the west by lands of Sidney Barrios, now or formerly, together with all buildings and improvements thereon and all the rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining. All as more fully shown on survey of Bobby F. Warren, Surveyor, dated August 29, 1991, a copy of which is recorded at Entry #740420, records of Lafourche Parish, Louisiana; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

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, April 16, 2025.



**ANNETTE M. FONTANA
CLERK OF COURT**

Britteny C. Hernandez

**Deputy Clerk of Court
Lafourche Parish**

ATTORNEY:
DEAN MORRIS L.L.C.