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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

GMFS LLC

SEVENTEENTH JUDICIAL DISTRICT

VS

PARISH OF LAFOURCHE

**RANDY JAMES BENOIT AND JENILYN
MARIE BENOIT
DOCKET NUMBER: C-150415**

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 RANDY JAMES BENOIT AND JENILYN MARIE BENOIT 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 \$203,207.73 with interest thereon at 6.25000% per annum from August 1, 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 assessment, 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

II. The Clerk issue writ of seizure and sale immediately instructing the sheriff to seize and sell the property described in paragraph 9 under the provisions of La. R.S. 13:3851-13:3861 ("Constructive Seizure"). The Clerk shall issue said writ clearly directing the Sheriff 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 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:

One certain lot of ground designated as LOT NO. THIRTY-ONE (31) OF PLANTATION TRACE SUBDIVISION, FIRST FILING, being a subdivision of property situated in Sections 11, 12, 13 and 14, T15S, R16E, Lafourche Parish, Louisiana, and more particularly shown on a survey of said subdivision prepared by ADCO, Engineers & Planners, dated February 15, 1974, final revision June 26, 1974, recorded under Entry No. 394912, Records of Lafourche Parish, Louisiana. Said Lot Thirty-one (31) having a front of 75.15 feet on the northerly side of a Parish Road, by depth of 130 feet between equal and parallel lines and having a rear width of 75.15 feet. Said lot being bounded as follows: front or southerly by the Parish Road, easterly by Lot 32, westerly by Lot 30, and rear or northerly by a portion of Lot 39, all in Plantation Trace Subdivision; together with all buildings and improvements thereon, and all rights, ways, privileges and servitudes thereunto belonging or in anywise appertaining; 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, August 12, 2024.



ANNETTE M. FONTANA
CLERK OF COURT

Jess J. Lagarde

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
DEAN MORRIS L.L.C.