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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

**FEDERAL HOME LOAN MORTGAGE
CORPORATION
VS**

SEVENTEENTH JUDICIAL DISTRICT

PARISH OF LAFOURCHE

**TIFFINE L. EVANS A/K/A TIFFINE
LYNN EVANS A/K/A TIFFINE EVANS
DOCKET NUMBER: C-149487**

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 *in rem* of TIFFINE L. EVANS A/K/A TIFFINE LYNN EVANS A/K/A TIFFINE EVANS 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 \$64,009.53, 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). (b) Interest* from April 1, 2023, until paid, at 3.5% per annum TO BE COMPUTED (c) 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. (d) All Costs* TO BE COMPUTED *Any applicable amounts provided for 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 of the sale is put on hold due to bankruptcy or of the sale is canceled 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, cost 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 \$2,750.00, 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.

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:

The property described in the Act of Mortgage is described as follows:

A certain lot of ground or parcel of land, situated in the Parish of Lafourche, State of Louisiana, on the left descending bank of Bayou Lafourche, at about seven (7) or eight (8) road miles from the Town of Thibodaux, in the Chackbay Settlement; said lot of ground is located on the South side of the public highway number 304 running through the said Chackbay Settlement, and measures thirty-six (36') feet front on said highway by a depth of one hundred ten (110') feet; bounded on the west by property of Jerry Evans, on the east by property of Ranson Carter, on the south or rear by property of Percy Landry, and on the north or front by the said Louisiana Highway 304, all boundaries now or formerly; together with all the buildings and improvements thereon, and all the rights, ways, privileges and servitudes and appurtenances thereunto 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, March 12, 2024.



ANNETTE M. FONTANA
CLERK OF COURT

Jess J. Ragaud

Deputy Clerk of Court
Lafourche Parish

ATTORNEY:
HERSCHEL C. ADCOCK, JR.