

# **PUBLIC NOTICE**

## **SHERIFF SALE**

**16th Judicial District Court  
Parish of Iberia,  
State of Louisiana**

**NATIONSTAR MORTGAGE  
LLC VS # 142842-F  
SHAWN SHIFLET**

Notice is hereby given that by virtue of **SEIZURE AND SALE** issued out of the above entitled and numbered cause, and to me directed Thomas S. Romero Sheriff, duly sworn and qualified in and for the Parish of Iberia, La., have seized, and will offer for sale and will sell at public auction, for cash WITHOUT appraisal, to the last and highest bidder, at the Court House, in the City of New Iberia, La., between legal sale hours starting at 10 a.m. on  
**WEDNESDAY, JANUARY 8,**  
**2025**

The following described property, to-wit:

A certain lot of ground, with all buildings and improvements thereon, situated in Section 1, Township 12 South, Range 7 East and/or Section 93, Township 11 South, Range 7 East, in the Fourth Ward of Iberia Parish, Louisiana, containing and measuring one hundred (100') feet, more or less, front on State Highway 86, by a depth between parallel lines of one hundred fifty (150') feet, more or less, bounded on the North by George Paul Dugas, or assigns, on the South and West by Simon Louviere, or assigns, and on the East by State Highway 86; said property being depicted as tract of Thomas Eldridge on a plat showing tracts sold to Elizabeth Bell Prince, George Paul Dugas and Thomas Eldridge by Simon Louviere, surveyed by C. Howard Fenstermaker, Jr. on April 28, 1962, attached to instrument of correction of record in Conveyance Book 414, at Folio 426, under Entry No. 123111 of records of Iberia Parish, Louisiana, and made a part hereof by reference thereto,  
AND

That irregular shaped tract of land situated in Section 1, Township 12 South, Range 7 East, Parish of Iberia, said parcel containing 0.076 acres, more or less, and being fully described as follows: Beginning at a point on the Western right of way line of Louisiana Hwy 86, being a found 1/2 inch pipe and is the common corner between Ry Allen Savoy and Harold Walker Jr., now or formerly. Thence South 85°59'00" West a distance of 168.99 feet to a found 3/4 inch pipe, Thence North 15°20'36" West a distance of 40.00 feet to a found 1/2 inch pipe, thence South 81°30'42" East a distance of 181.14 feet to a found 1/2 inch pipe on the Western right of way line of Louisiana Hwy 86, and is the point beginning; more fully shown on a plat of survey titled Plat showing assembly and partition of property owned by Harold L. Walker, Jr. & Tamara Jordan Walker and a parcel to be acquired by Ry Allen Savoy & Allison Carline Savoy containing 0.076 acres", prepared by Paul C. Prince, PLS dated June 16, 2020; said plat being attached to a Notarial Act of Correction dated August 31, 2023 and recorded in the public records of Iberia Parish, Louisiana, under Instrument No. 17273 and made a part hereof by reference thereto. Being the same property acquired by Hannah Coleman Daspit by that certain Cash Sale dated November 29, 2021 and recorded in the public records of Iberia Parish, Louisiana, under File Entry No. 2021-10185; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property

To pay and satisfy the sum of:  
TWO HUNDRED FORTY THOUSAND, FOUR HUNDRED THIRTY-SEVEN DOLLARS AND 21/100(\$240,437.21) with interest thereon at 7.1250% per annum from March 01, 2024, until paid; all expenses incurred in enforcing the note and mortgage including reasonable attorney's fees and all costs of these proceedings.

ALL SUCCESSFUL BIDDERS MUST HAVE CASH (**CASH PAYMENT IN THE FORM OF A CASHIER'S CHECK**), CASHIER'S CHECK OR A VERIFIABLE LETTER OF CREDIT IN FAVOR OF SAID BIDDER FROM A SOLVENT BANK, SAVINGS AND LOAN ASSOCIATION OR OTHER SUCH FINANCIAL INSTITUTION AUTHORIZED TO DO BUSINESS IN THE STATE OF LOUISIANA AND FULL PAYMENT MUST BE MADE ON DATE OF SALE. Given officially this 14TH day of November A.D., 2024

Thomas S. Romero  
Sheriff of Iberia Parish

By: /s/ J. Edward Fremin  
Major Judicial Officer

The Daily Iberian:

Dec. 4, 2024 and Jan. 1, 2025

**#142842-F-SHIFLET**