

TWENTY-FOURTH JUDICIAL DISTRICT COURT

PARISH OF JEFFERSON

STATE OF LOUISIANA

CASE NO. 640-534

DIVISION "M"

**DIV. M**

JUDGE

HENRY G. SULLIVAN, JR.

**ROSEMARY RICHETTE**

VERSUS

**GILMORE AUCTION & REALTY COMPANY and FRANCIS BRAUD, JR.**

P1  
634

FILED March 5, 2009

**CODED**

*Colinda Luarella*  
DEPUTY CLERK

JUDGMENT

This matter came for trial on the 6<sup>th</sup> day of February, 2009.

**PRESENT:** J. Patrick Connick, attorney for the plaintiff, Rosemary Richette

Gary J. Giepert, attorney for the defendant, Gilmore Auction and Realty Company

After considering the argument of counsel, the evidence adduced at trial, the memorandum submitted, the entire record in this matter, the applicable law and the credibility of the witnesses;

**IT IS ORDERED, ADJUDGED AND DECREED** that there be judgment herein in favor of the plaintiff, Rosemary Richette, against the defendant, Gilmore Auction and Realty

Company, awarding Seventy Two Thousand Five Hundred Seventy Three Dollars and 09/100 (\$72,573.09) in damages, plus court costs and interest from the date of judicial demand.

Handwritten arrows pointing to the award amount.

The Court did find that Rosemary Richette relied to her detriment on the advice and opinions of Francis Braud. Upon finding in favor of the plaintiff, the Court used the following calculation to determine the above award: starting with the insurance proceeds (\$207, 631.84) and adding the lower appraisal (\$197,300.00), equaling \$404,931.84; then subtracting the sales price (\$357,500.00) for a subtotal of \$47,431.84; the Court then added Mrs. Aaron's attorney fees paid by the plaintiff (\$20,000.00), plus MAPS fees (\$5,141.25), for a total award of \$72, 573.09.

Gretna, Louisiana, this 5<sup>th</sup> day of March, 2009.

**CODED**

*Henry G. Sullivan, Jr.*  
HENRY G. SULLIVAN, JR., JUDGE

ISSUED Notice of signing  
DATE 3-6-09 Connick  
100 G Giepert  
513 Deputy Clerk

IMAGED MAR 06 2009

Handwritten initials.