

OFFENSE REPORT

1125-122458

In-Car Video

Case Number :1125-122458 Officer : VICK, ERIN NICOLE

Date Of Offense: 11/24/2025 Time Of Offense: 14:19 Day: MONDAY

Zone: CITY LIMITS Signal: 67 THEFT

Disposition: Z HANDLED BY OFFICER

Date Received: 11/24/2025 Time: 14:19 Disp: 14:19

Arrived: 14:19 Comp: 14:40

Location Of Offense:

107
TOURNAMENT BLVD.
BERWICK, LA 70342

Person Type : VICTIM

Name : PORTH, MICHELLE LEBLANC Sex : FEMALE DOB : 07/19/1966 Age : 59

404 SHADOWLAWN DRIVE - BERWICK, LA 70342

SS# DL# SID:

Employer :

Race : WHITE Ethnicity : NON-HISPANIC

CELL 832-875-7749 EXT

NOTES :

mlporth1966@gmail.com

3430 Williams Glen Dr.

Sugarland TX. 77479

Person Type : VICTIM

Name : LEBRUN, JOE Sex : MALE DOB : 03/24/1965 Age : 60

404 SHADOWLAWN DRIVE - BERWICK, LA 70342

SS# DL# SID:

Employer :

Race : WHITE Ethnicity : NON-HISPANIC

CELL 512-963-9157 EXT

Person Type : SUSPECT

Name : SCULLY, JONATHAN Sex : MALE DOB : 04/11/1992 Age : 33

1007 WOODVIEW DRIVE - MORGAN CITY, LA 70380

SS# DL# SID:

Employer :

Race : WHITE Ethnicity :

CELL 985-519-7124 EXT

Officers Involved In Call/Incident :

VICK, ERIN Badge # 364

Initial Call/Incident Notes

Vick advised to pull a C1 for a theft

Initial Report By : VICK, ERIN N On Date Of :11/25/2025

On November 24, 2025, at approximately 1419 hours, I, Officer Erin Vick, was dispatched to 107 Tournament Boulevard, the former Pelican building, in reference to theft and criminal damage to property. The incident was reported to have occurred between November 19 and November 20 at approximately 1900 hours.

Upon arrival, I made contact with the complainant, Michelle Porth (W/F, DOB 07/19/1966), and her partner, Wiley "Joe" LeBrun (W/M, DOB 03/24/1965). They reported that Jonathan Scully (W/M, DOB 04/11/1992) had taken multiple fixtures that were permanently attached to the building, along with personal items stored inside, and caused extensive damage during their removal.

Porth explained that she purchased the building from Pelican Corporation on July 15, 2024, through a cash deed executed by Scully, who at that time held 49% of the corporation's shares. The Deed was given to me and a copy of it is on file. The deed specifically stated that the building was transferred "with all appurtenances." The deed was notarized by Janea Giroir and witnessed by Michael Aloise Jr. and Stephanie Nelson. The deed states that the building and all appurtenances became the sole property of Porth upon purchase. Although the deed did not list each item, the term "appurtenance" refers to anything considered part of the property because of the way it is installed or attached. This includes features or improvements that are built into the building or connected to it in a way that makes them function as part of the structure.

Common examples of appurtenances include items that are connected to a building's plumbing, electrical, or structural systems, such as water heaters, light fixtures, cabinets, hard-wired generators, and similar built-in improvements. These items are not considered personal property because they cannot be removed without cutting utility lines, unbolting equipment, or causing damage. The fixtures taken in this case that will be later named in this report fit this exact definition and therefore qualify as appurtenances under the deed, meaning they were part of the building Porth purchased and her legal property. While Scully may have originally paid for some of these items, once they were installed and attached to the building, they became part of the real property and no longer legally belonged to him upon sale of the property.

Due to being long term friend, Porth did allow Scully to temporarily store personal belongings inside the building after the sale. Scully initially agreed to pay the electric bill and rent down the line, however, Porth eventually assumed all financial responsibility while Scully continued to use the building free of charge. Over time, issues developed due to unpaid rent, unresolved personal debt to the family prior to the sale, and Scully removing and discarding the building's carpet even after being told Porth could not afford to replace it and did not authorize its removal.

In April 2025, Porth and LeBrun instructed Scully to prepare a written list of the debts he owed them, and a follow-up meeting was scheduled for July 2025. Scully never produced the documentation. After continued refusal to pay rent, Porth informed him he would need to begin paying rent or vacate the building. He refused.

On November 13, 2025, a formal eviction notice was issued through attorney Gerard Bourgeois, giving Scully until November 20 to remove his belongings. Porth and LeBrun left for Dallas, Texas, on November 17 and returned on November 20. Scully was aware they would be out of town and had the only other access code to the building besides Porth.

LeBrun reported that although Scully had ten full days to vacate, he waited until November 19 and 20 to move his belongings. Due to concerns about the eviction, the couple instructed their housekeeper to periodically check the property. On November 19 at approximately 1030 hours, the housekeeper observed a trailer backed up to the building with multiple individuals loading items. Heavy machinery capable of removing large fixtures could also be seen. She took photographs and sent them to the owners. LeBrun identified the vehicles in the images as belonging to Lisa Scully (Scully's mother), Jonathan Scully, and Brian Scully.

When Porth and LeBrun returned on November 20 at approximately 1900 hours, they found that numerous attached fixtures were missing and that significant plumbing, electrical, and structural damage had occurred during their removal. Several personal items stored inside the building were also missing.

LeBrun contacted Scully, who stated they took items "in a hurry" and would return some

of them "when he got time." When advised that fixtures-belonging to the building-had been removed and utility lines had been cut, Scully ended the call and later blocked both Porth and LeBrun on social media.

On December 5, 2025, over two weeks after the theft occurred, several items were found left at the rear door of the building. LeBrun stated these items had been rummaged through, components were missing, and multiple stolen items were still not returned. He stated that Scully would have reasonably known which items did not belong to him, as he did not have much personal property inside the building. He also took items from areas that he did not have any personal belongings in, showing a clear intent to deprive. After showing back up on the property to return some items, Scully was advised by LeBrun he was no longer allowed on the property.

A detailed inspection revealed the following appurtenances had been stolen, and caused additional damage due to their removal:

- o A 40-gallon upstairs water heater valued at \$1,121. The hot water line was cut, resulting in approximately \$350 in plumbing repairs.
- o A 238-lb warehouse ice maker valued at \$7,109. The copper water supply line, drain line, and electrical connection were cut, causing an estimated \$2,850 in damage.
- o A hard-wired exterior generator mounted to a rear concrete pad valued at \$21,800 (receipt available). All electrical lines were cut during removal. Electrical repairs are estimated at \$4,200, and damage to the generator pad is estimated at \$452.
- o A DIY-built exterior cleaning station valued at \$1,241. All water supply and drain lines were cut, resulting in approximately \$1,344 in damage.

LeBrun additionally reported tampering with the public electrical meter. A licensed electrician inspected the system and found the security tag cut, mounted transfer switches removed, power lines tampered with, generator switches missing, several electrical lines removed, and the electrical panel left open.

The following personal items belonging to Porth and LeBrun were reported taken from inside the building:

Upstairs deck:

- 1 sack duck decoys (40) - valued at \$454.94
- Mojo duck decoy - valued at \$149.00
- 3 Flambeau DU decoys - valued at \$260.97
- Tailgating generator - valued at \$379.99
- Fortress FX7 anchor - valued at \$169.99
- Meat cleaver - valued at \$124.00
- Range finder - valued at \$179.97
- Fox predator call - valued at \$129.97
- Christmas decorations - valued at \$600.00
- 120 qt Igloo cooler - valued at \$89.99
- 3 portable light towers - valued at \$414.00
- Bison cooler - valued at \$249.00
- Red mesh decoy bag - valued at \$9.99

Main warehouse near stairs:

- 50-ft anchor rope - valued at \$63.00
- U.S. and Texas boat flags - valued at \$100.00

Main warehouse near office:

- 4-pack boat bumpers - valued at \$49.99
- 40 decoy weights - valued at \$73.43
- 1 Rigg 'Em Right kit - valued at \$44.99

LeBrun also reported that his safe was jammed or the passcode intentionally changed. Quality Glass & Lock estimated repairs at \$125.00.

According to the value and repair estimates provided by LeBrun and Porth, the total theft amount is \$34,699.62 and the total property damage is \$9,321.00. Based on my observations and the evidence collected, I am submitting this report for probable cause for

LA R.S. 14:67(B) (1) - Theft of property valued at over \$25,000.

LA R.S. 14:56(B) (1) - Simple Criminal Damage to Property valued at over \$1,000.

There is nothing further to report at this time.

Photographs and body-worn camera footage documenting the damage are available.

Officer Erin Vick #364
Berwick Police Department