

ST. CHARLES PARISH PUBLIC NOTICES



Matthew Jewell
Parish President
985-783-5000
president@stcharlesgov.net



La Sandra D. Wilson
Councilwoman, District I
985-240-0213
lgordon@stcharlesgov.net



Heather Skiba
Councilwoman, District II
985-240-0083
hskiba@stcharlesgov.net



Walter Pilié
Councilman, District III
504-418-6814
wpilié@stcharlesgov.net



Willie Comardelle
Councilman, District IV
504-438-6159
wcomardelle@stcharlesgov.net



Michelle O'Daniels
Councilwoman, District V
504-438-6155
modaniels@stcharlesgov.net



Bob Fisher
Councilman, District VI
985-240-0172
bfisher@stcharlesgov.net



Michele deBruler
Councilwoman, District VII
504-919-9577
mdebruler@stcharlesgov.net



Michael A. Mobley
Councilman-At-Large,
Division A
985-603-4111
mmobley@stcharlesgov.net



Holly Fonseca
Councilwoman-At-Large,
Division B
985-240-0031
hfonseca@stcharlesgov.net

Public Notice

PLANNING & ZONING COMMISSION

THE ST. CHARLES PARISH PLANNING & ZONING COMMISSION WILL MEET ON JANUARY 9, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF THE PARISH COURTHOUSE LOCATED AT 15045 RIVER ROAD, HAHNVILLE TO HEAR:

- 2024-11-HOP** requested by **Victoria Bourg** for a home occupation – "Victoria M. Bourg, CPA, LLC" an accounting service – at **411 Honeysuckle Drive, Norco**, Council District 6.
- 2024-12-HOP** requested by **Zachary Falgout** for a home occupation – "DuckDown Charters" a hunting and fishing guide service – at **210 Mimosa Avenue, Luling**, Council District 7.
- 2024-13-HOP** requested by **Tawanda Thomas** for a home occupation – "Heart Arrangements Floral Designs, LLC" – at **579 Cypress Drive, Luling**, Council District 2.
- 2024-18-MIN** requested by Andrew Lemmon for Simoneaux Family Land, LLC for a resubdivision of undivided land into two lots, **3945 and 4381 Bayou Gauche Road, Bayou Gauche**, Zoning Districts R-1A(M) and W, Council District 4.
- 2024-20-MIN** requested by Lynnette Richards for a resubdivision of one lot into two, **106 Early Street, Paradis**, Zoning District R-1A(M), Council District 4.
- 2024-21-MIN** requested by Denver Penilloux et als. for a resubdivision of three lots into five, **17956 and 17962 River Road, Montz**, Zoning Districts B-2, R-1A(M) and O-L, Council District 6.
- 2024-21-R** requested by **Danny Alexander** for a change of zoning from R-1A(M) to R-2 on Lots 35 and 36, Oak Ridge Park Subdivision, **925 and 935 Paul Fredrick Drive, Luling**, Council District 1.
- 2024-22-R** requested by **Pether Alonso** for a change of zoning from R-1A to M-1 on Lot 127X, Coteau de France, **16076 Hwy 631, Paradis**, Council District 4.
- 2024-23-R** requested by **Bruce Pitre and Robin Rogers** for a change of zoning from C-1 to R-1A(M) on a Portion of Lot 1, P.R. Vicknair Property, **167 Post Street, Killona**, Council District 1.
- 2024-24-R** requested by **Malcolm Darensbourg, III for M.A.D. III, LLC** for a change of zoning from C-2 to C-3 on Lot 25A, Good Hope Subdivision Annex "C", **196 Good Hope Street, Norco**, Council District 6.

ALTERNATE DATE: None
PUBLISH: 12/26, 1/2, 1/9

Public Notice

ORDINANCES AND RESOLUTIONS INTRODUCED FOR PUBLIC HEARING BY THE ST. CHARLES PARISH COUNCIL, ON MONDAY, JANUARY 6, 2025, 6:00 P.M., COUNCIL CHAMBERS, PARISH COURTHOUSE, 15045 RIVER ROAD, HAHNVILLE:

- 2024-0419** (12/16/24, Jewell, G. Gorden)
An ordinance approving and authorizing the execution of a Professional Services Agreement with McKim & Creed, Inc., to perform engineering services for the Water System Modeling (Project No. WWKS 115), in the amount of \$253,278.00.
- 2024-0420** (12/16/24, Jewell, D. Foret)
An ordinance approving and authorizing the execution of Change Order No. 1 (Final) for the St. Charles Parish West Bank Spray Park (Project No. WBSP2112) and additional parking located at the Edward Dufresne Community Center, to decrease the contract amount by \$48,348.60 and increase the contract time 148 days.
- 2024-0421** (12/16/24, Jewell, M. Bingham)
An ordinance approving and authorizing the execution of Amendment No. 3 to Ordinance No. 22-7-2, which approved the Professional Services Agreement with Digital Engineering & Imaging, Inc., to perform planning services for Road Maintenance 2022-23 (Project No. P220501), in the amount of \$52,306.00.
- 2024-0422** (12/16/24, Jewell, M. Bingham)
An ordinance approving and authorizing the execution of Change Order No. 2 with Kass Bros., Inc., for Concrete Maintenance 2023-24 (Project No. P230803), to increase the contract amount by \$328,314.80 and to increase the contract time by sixty (60) days.
- 2024-0423** (12/16/24, Pilié)
An ordinance of the Parish of St. Charles providing that the Code of Ordinances, Parish of St. Charles, be amended by revising Section 15-5, Motor Vehicles and Traffic, of said Code, to provide for the installation of "NO OVERNIGHT PARKING" signs on the south side of Carriage Lane from the property line dividing 98 and 96 Carriage Lane and along the entire length of Dunleith Court as it transitions from Dunleith Drive to the dead end at the Carriage Canal in Destrehan.
- 2024-0424** (12/16/24, Jewell, M. Bingham)
An ordinance to approve a purchase and/or expropriate the heirs of a certain 20.776 acre parcel of property owned by Clyde J. Melancon, et al to St. Charles Parish located along the Southern side of the Hahn Street Extension, being partially adjacent to the Department of Public Works site at 166 Scorpio Street and the Hahnville Sewer Treatment Plant.
- 2024-0425** (12/16/24, Jewell, M. Albert)
An ordinance revoking a Special Permit Use for automobile sales in a C-2 zoning district on Lot 1, Autin Subdivision, 16830 Highway 90, Des Allemands.

**PUBLISH: December 19, 26, 2024
January 2, 2025**

Public Notice

**ST. CHARLES PARISH GOVERNMENT
ADJUDICATED PROPERTY SALE ADVERTISEMENT**

BY VIRTUE OF THE AUTHORITY VESTED IN ME BY THE CONSTITUTION AND THE LAWS OF THE STATE OF LOUISIANA, I WILL SELL, AT CIVICSOURCE.COM, WITHIN THE LEGAL HOURS FOR JUDICIAL SALES BEGINNING AT 8:00 O'CLOCK A.M. ON THE 8th DAY OF JANUARY, 2025 AND CONTINUING UNTIL SAID SALES ARE COMPLETED, TITLE TO IMMOVABLE PROPERTY ON WHICH TAXES WERE ADJUDICATED TO THE ST. CHARLES PARISH GOVERNMENT, TO ENFORCE COLLECTION OF TAXES. THE NAMES OF SAID DELINQUENT TAX DEBTORS AND THE LEGAL DESCRIPTION FOR EACH OF THE PROPERTIES TO BE OFFERED FOR SALE ARE AS FOLLOWS:

BRAI, SEAN A.
128 HOLLYWOOD PARK DR, MONTZ, LA 70068 TAXES OWED ARE WITH ONE (1) CERTAIN LOT OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, THAT PART KNOWN AS THE MEADOWLANDS-PHASE 1, BEING A RESUBDIVISION OF A PORTION OF SECTIONS 42 AND 61, T-12-S, R-7-E, EAST OF THE MISSISSIPPI RIVER, AS PER PLAN OF RESUBDIVISION BY LANDRY ENGINEERING CO, INC., DATED APRIL 23, 1984, AND ACCORDING THERETO SAID LOT IS DESIGNATED AND MEASURES AS FOLLOWS:

LOT NINETY NINE (99) MEASURES FIFTY (50') FEET FRONT ON HOLLYWOOD PARK DRIVE, BY A DEPTH OF ONE HUNDRED FIVE (105') FEET BETWEEN EQUAL AND PARALLEL LINES, AND A WIDTH IN THE REAR OF FIFTY (50') FEET, BOUNDED ON THE NORTH BY HOLLYWOOD PARK DRIVE, ON THE EAST BY LOT 98, ON THE WEST BY LOT 100, AND THE SOUTH BY PORTION OF PARCEL ML3 OF THE MEADOWLANDS PHASE 1.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
1. RESTRICTIVE COVENANTS CONTAINED IN ACT DATED DECEMBER 4, 1984, AND FILED IN COB 326, FOLIO 313, ST. CHARLES PARISH.
2. MINERAL RIGHTS IN AND TO THE LOT OF GROUND CONVEYED HEREIN HAVE BEEN RESERVED TO GUY A. VICKNAIR, ET AL, IN ACT OF SALE DATED FEBRUARY 25, 1984 AND FILED IN COB 313, FOLIO 195, ST. CHARLES PARISH.

607100100099

ON THE DAY OF SALE I WILL SELL THE PROPERTY TO THE HIGHEST BIDDER. THE SALE WILL BE WITHOUT APPRAISEMENT, FOR CASH OR OTHER PAYMENT METHODS ACCEPTABLE TO THE TAX COLLECTOR, IN LEGAL TENDER MONEY OF THE UNITED STATES, AND A NON-WARRANTY CASH SALE CERTIFICATE SHALL BE ISSUED TO THE PURCHASER FOR THE PROPERTY.

Publish: January 2, 2025

Public Notice

PUBLIC NOTICE

Sealed bids will be received by St. Charles Parish Sheriff's Office up to 10:00 A.M., Wednesday, January 15, 2025 at the St. Charles Parish Sheriff's-Finance Office, 15045 River Road, Parish Courthouse, P.O. Box 426, Hahnville, LA 70057, either by mail, hand delivered or on-line at: <https://www.centrauctionhouse.com> for:

AR-10 SNIPER RIFLE SYSTEM (Quantity 4) or equivalent

Detailed specifications may be picked up or mailed by contacting Nicole Henry at the Parish Courthouse (Phone 985-783-6237). Bid related documents may be viewed on-line at <https://www.centrauctionhouse.com>.

Bids should be plainly marked on the outside of the envelope: "SEALED BID FOR AR-10 SNIPER RIFLE SYSTEM OR EQUIVALENT".

St Charles Parish Sheriff's Office reserves the right to reject any and all bids. These bid specifications have been prepared by our office, setting for those items deemed necessary by our personnel. They are not intended to be restrictive or discriminatory in any manner whatsoever. Please notify us in writing prior to opening bids of any deviation from this policy.

St. Charles Parish Sheriff's Office is an Equal Opportunity Employer. We encourage all small and minority-owned firms and women's business enterprises to participate in this solicitation.

/s/ Greg Champagne, Sheriff

PUBLISH: December 26, 2024 & January 2, 2025

Public Notice

PUBLIC NOTICE

Sealed bids will be received by St. Charles Parish Sheriff's Office up to 10:00 A.M., Wednesday, January 15, 2025 at the St. Charles Parish Sheriff's-Finance Office, 15045 River Road, Parish Courthouse, P.O. Box 426, Hahnville, LA 70057, either by mail, hand delivered or on-line at: <https://www.centrauctionhouse.com> for:

NIGHT VISION BINOCULAR (Quantity 30) or equivalent

Detailed specifications may be picked up or mailed by contacting Nicole Henry at the Parish Courthouse (Phone 985-783-6237). Bid related documents may be viewed on-line at <https://www.centrauctionhouse.com>.

Bids should be plainly marked on the outside of the envelope: "SEALED BID FOR NIGHT VISION BINOCULAR OR EQUIVALENT".

St Charles Parish Sheriff's Office reserves the right to reject any and all bids. These bid specifications have been prepared by our office, setting for those items deemed necessary by our personnel. They are not intended to be restrictive or discriminatory in any manner whatsoever. Please notify us in writing prior to opening bids of any deviation from this policy.

St. Charles Parish Sheriff's Office is an Equal Opportunity Employer. We encourage all small and minority-owned firms and women's business enterprises to participate in this solicitation.

/s/ Greg Champagne, Sheriff

PUBLISH: December 26, 2024 & January 2, 2025

Public Notice

We are applying to the Commissioner of Alcohol and Tobacco Control of the State of Louisiana for a permit to sell beverages of **Low & High** alcohol content at retail in the Parish of St. Charles at the following address:

E Killona Store LLC
158 Killona Dr.
Killona, LA 70057
Owner: Cheryl / Iyad Rabee

PUBLISH: January 2 & 9, 2025

Public Notice

We are applying to the Commissioner of Alcohol and Tobacco Control of the State of Louisiana for a permit to sell beverages of **Low & High** alcohol content at retail in the Parish of St. Charles at the following address:

KS Discount Express
12139 Highway 90
Luling, LA 70070
Member: Fouad Azaar

PUBLISH: January 2 & 9, 2025

Public Notice

ST. CHARLES PARISH ZONING BOARD OF ADJUSTMENT

THE ST. CHARLES PARISH ZONING BOARD OF ADJUSTMENT WILL MEET ON JANUARY 16, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF THE PARISH COURTHOUSE LOCATED AT 15045 RIVER ROAD, HAHNVILLE TO HEAR:

NEW CASES:
2024-52-ZBA requested by **Gregory & Stacey Jacob** to allow an accessory building to occupy more than 25% of the required rear yard, **381 Evangeline Road, Montz**, Zoning District R-1A, Council District 6.

ALTERNATE DATE: 1/23
PUBLISH 1/2, 1/9, 1/16

Public Notice



EXECUTIVE DEPARTMENT
 OFFICE OF THE GOVERNOR
 PROCLAMATION NUMBER 89 JML 2024

SPECIAL ELECTION – JUSTICE OF THE PEACE, JUSTICE OF THE PEACE DISTRICT 6, PARISH OF ST. CHARLES

WHEREAS, a vacancy exists in the office of Justice of the Peace, Justice of the Peace District 6, Parish of St. Charles, due to the resignation of the Honorable John Marino, Jr., effective January 10, 2025;

WHEREAS, R.S. 18:621 requires the Governor to call a special election to fill the vacancy in an existing judgeship when more than twelve (12) months of the term remain unexpired, in accordance with the provisions of La. R.S. 18:621 and/or the dates for elections set forth in La. R.S. 18:402.

NOW THEREFORE, I, **JEFF LANDRY**, Governor of the State of Louisiana, by virtue of the authority vested by the Constitution and laws of the State of Louisiana, do hereby order and direct as follows:

Section 1: A special primary and general election for the unexpired term shall be held throughout the jurisdiction of the Justice of the Peace, Justice of the Peace District 6, Parish of St. Charles, for the purpose of electing a judge to fill the vacancy in the office.

Section 2: Any qualified person desiring to become a candidate for the office shall file a notice of candidacy, accompanied either by a qualifying fee or a nominating petition, as required or authorized by law, with the appropriate election official in the manner and form, and under the procedures and conditions, provided by R.S. 18:461 *et seq.*, and all other applicable provisions of the Louisiana Election Code, R.S. 18:1 *et seq.*, during the period commencing Wednesday, January 29, 2025 and ending at 4:30 p.m. Friday, January 31, 2025.

Section 3: The special election shall be held and conducted under the applicable provisions of the Louisiana Election Code, La. R.S. 18:1 *et seq.*

Section 4: The primary election shall be held Saturday, March 29, 2025, and the general election shall be held Saturday, May 3, 2025, at the times and places and in the manner, prescribed by law.

Section 5: The Secretary of State, Commissioner of Elections, Parish Board of Election Supervisors, Clerk of Court, Registrar of Voters, and all other persons charged with any power, function, right, duty or responsibility in conducting elections in the jurisdiction of the Justice of the Peace, Justice of the Peace District 6, Parish of St. Charles, are hereby authorized, requested, directed and empowered to exercise every lawful function and to do every act necessary to conduct the special election, to cause the returns to be made, to canvass and promulgate the results, and to perform all related and incidental functions.

IN WITNESS WHEREOF, I have set my hand officially and caused to be affixed the Great Seal of the State of Louisiana in the City of Baton Rouge, on this 20th day of December 2024.

Jeff Landry
 GOVERNOR OF LOUISIANA

ATTEST BY THE
 SECRETARY OF STATE

Nancy Landry
 SECRETARY OF STATE

Publish: January 2, 2025

Public Notice



ADVERTISEMENT FOR BIDS

A. PROJECT IDENTIFICATION

Sealed bids are requested by St. Charles Parish School Board from general contractors for construction of:

**ST. CHARLES PARISH SCHOOL BOARD
 LULING ELEMENTARY SCHOOL BUILDINGS B, C & D RENOVATION**

Bids will be received at the **St. Charles Parish School Board**, Physical Plant Services, 13855 River Road, Luling, Louisiana 70070 at **2:00 P.M., LOCAL TIME, JANUARY 28, 2025**, at which time the bids will be publicly opened and read aloud in the St. Charles Parish School Board Annex Conference Room.

B. BID DOCUMENTS AND DEPOSITS

Complete Bid Documents for this project are available in electronic form. They may be obtained without charge and without deposit by visiting the public projects area at www.cityblueprint.com. Printed copies are not available from the Designer, but arrangements can be made to obtain them through City Blueprint & Supply Co. or most other reprographic firms. Please note that Plan holders are responsible for their own reproduction costs. Questions about this procedure shall be directed to:

City Blueprint & Supply Co.
 1904 Poydras Street
 New Orleans, LA 70112
 504-522-0387
planroom@cityblueprint.com

Bidding documents are also available at www.warescpps.org under "Resources," select "Online Bids, RFP's, etc."

All other questions regarding the scope of work of the project should be directed to the Project Architect in writing via email only: tabb@murnyarchitects.net.

C. BID SECURITY AND PERFORMANCE AND PAYMENTS BONDS

Bids must be accompanied by a bid security at least equal to five percent (5%) of the base bid and all additive alternates in the form of a certified check, cashier's check or bid bond. The successful bidder will be required to furnish a performance bond and a payment bond, each in an amount equal to one hundred percent (100%) of the contract amount.

Contract, if awarded, will be on the basis of the lowest responsive and responsible bidder, if within the budget. No bid may be withdrawn for a period of 45 days after bid opening except as provided by law.

Bidders must meet the requirements of the State of Louisiana Contractor's Licensing Law, R.S. 37:2151 *et seq.*

D. REJECTION OF BIDS

St. Charles Parish School Board reserves the right to award the project on whatever basis is in the interest of the Owner and to accept or reject any or all bids and to waive technicalities and informalities as allowed by law.

E. PRE-BID CONFERENCE

A **PRE-BID CONFERENCE** will be held at the **St. Charles Parish School Board Annex Conference Room, 13855 River Road, Luling, LA on JANUARY 14, 2025, at 2:00 PM**. Attendance at this pre-bid conference is **Mandatory**.

F. ADVERTISEMENT DATES

LEGAL AD TO RUN:
 December 26, 2024
 January 2, 2025
 January 9, 2025

St. Charles Parish Public Schools
 Ellis A. Alexander, President
 Dr. Ken Oertling, Superintendent
 13855 River Road
 Luling, LA 70070

PLACE YOUR CLASSIFIED AD FOR LESS THAN YOU THINK

For more information
 Contact Classifieds at 985-758-2795
 or legals@heraldguide.com



Sheriff's Sale

**SHERIFF'S SALE
 SHERIFF'S OFFICE
 Suit No: (45) 94640-D
 Date: Thursday, October 24, 2024
 U.S. BANK TRUST COMPANY,
 NATIONAL
 ASSOCIATION, NOT IN ITS
 INDIVIDUAL
 CAPACITY, BUT SOLELY AS
 OWNER TRUSTEE
 FOR GS MORTGAGE-BACKED
 SECURITIES
 TRUST 2024-RPL2**

**vs
 FAY CAIRE NK/A FAY LANDRY
 CAIRE,
 REBECCA E. CAIRE AND MAT-
 THEW T. CAIRE
 GREG CHAMPAGNE, SHERIFF
 P.O. Box 426
 HAHNVILLE, LA 70057
 Parish of St. Charles
 29th Judicial District Court
 State of Louisiana**

By virtue of and in obedience to a Writ of SEIZURE AND SALE directed to me by the Honorable 29TH JUDICIAL DISTRICT COURT in and for the PARISH OF ST. CHARLES, State of Louisiana, dated:

SATURDAY, OCTOBER 05, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Court-house of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, JANUARY 08, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:

A CERTAIN LOT OR PORTION OF GROUND TOGETHER WITH ALL-THE IMPROVEMENTS THEREON, RIGHTS, WAYS, SERVITUDES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA ON THE RIGHT BANK OF THE MISSISSIPPI RIVER, WHICH LOT IS DESIGNATED BY THE NUMBER TWENTY-FOUR (24) IN BLOCL 10-A IN WHAT IS KNOWN AS LAGATTUTA ADDITION NO. 2 TO MIMOSA PARK SUBDIVISION IN SECTION 46, T. 13 S, R. 21 E., ST. CHARLES PARISH, LOUISIANA AND BEING A PORTION OF LONE STAR PLANTATION, AS PER PLAN OF E. M. COLLIER, SURVEYOR DATED ITJL Y, 1956, AND ON WHICH LOTS 17 THROUGH 32, BLOCK 10-A, LOTS 17 THROUGH 32, BLOCK 11-A AND LOTS 20 THROUGH 38, BLOCK 2-A WERE ADDED ON OCTOBER 30, 1996) A COPY OF WHICH IS FILED IN THE OFFICE OF THE CLERK OF FOURT AND EX-OFFICIO RECORDER FOR THE PARISH OF ST. CHARLES FOR REFERENCE; ACCORDING TO SAID PLAN LOT TWENTY-FOUR (24) IN BLOCK 10-A HAS A WIDTH OF SEVENTY (70 FT) FEET FRONT ON ST. JOHN STREET, BY A DEPTH BETWEEN EQUAL AND PARALLEL LINES OF ONE HUNDRED (100 FT) FEET; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property. And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of:

TWO HUNDRED AND ONE THOUSAND FOUR HUNDRED AND SIXTEEN AND THIRTY (\$201,416.30) DOLLARS, along with interest and attorney's fees and all other costs including my own costs and charges.

TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE. PUBLISH ON: December 5, 2024 January 2, 2025

**GREG CHAMPAGNE-SHERIFF & EX-OFFICIO TAX COLLECTOR
 ST. CHARLES PARISH
 ATTORNEY FOR PLAINTIFF:
 Candace A Courteau
 1505 North 19th St. P.O. Box 2867
 Monroe, LA 71207-2867
 (318) 388-1440
 SCSO-CIV-209-0402**

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
 Suit No: (45) 94668-E
Date: Thursday, October 24, 2024
GITSIT SOLUTIONS, LLC NOT
IN ITS INDIVIDUAL
CAPACITY BUT SOLELY IN ITS
CAPACITY AS
SEPARATE TRUSTEE OF GITSIT
MORTGAGE
LOAN TRUST BBPLCI
 vs
WILLIAM E. ARNOLD A/KIA
WILLIAM EDWARD
ARNOLD, ET AL
GREG CHAMPAGNE, SHERIFF
P.O. Box 426
HAHVILLE, LA 70057
Parish of St. Charles
29th Judicial District Court
State of Louisiana

By virtue of and in obedience to a Writ of SEIZURE AND SALE directed to me by the Honorable 29TH JUDICIAL DISTRICT COURT in and for the PARISH OF ST. CHARLES, State of Louisiana, dated: SATURDAY, OCTOBER 05, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Court-house of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, JANUARY 08, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit: A CERTAIN LOT OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON AND ALL THE RIGHTS, WA YSJ PRIVILEGES, SERVITUDES, APPURTENANCES AND ADV ANT Ab ES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED -N THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS ORMOND COUNTRY CLUB \$STATES, SECTION 1, LOCATED IN SQUARE 5, WHICH SQUARE IS BOUNDED BY DUNLEITH DRIVE, ASHLAND DRIVE, i MYRILE HILL DRIVE AND LANSDOWNE LANE, DESIGNATED AS L.C.D.T 312, WHICH LOT FORMS THE CORNER OF DUNLEITH DRIVE AND ASHLAND DRIVE AND MEASURE 125.24 FEET FRONT ON DUNLEITH DRIVE, A WIDTH IN THE REAR OF 57.25 FEET, BY A DEPTH AND FRONT ON ASHLAND DRIVE 77.79 FEET TO A POINT, THENCE A FURTHER DEPTH AND FRONT ON ASHLAND DRIVE OF 55.90 FEET, ACTUAL AND PER SUBDIVISION PLAN (133.89 FEET, TITLE), AND A DEPTH ON THE OPPOSITE SIDELINE OF 110 FEET; ALL ACCORDING TO A SURVEY MADE BY GILBERT, KELLY & COUTURIE - JAMES H. COUTURIE, SURVEYOR, DATED 9/19/1990; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property. And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **TWO HUNDRED AND THIRTY-SIX THOUSAND AND TWENTY-SIX AND SIXTY-TWO (\$236,026.62) DOLLARS**, along with interest and attorney's fees and all other costs including my own costs and charges.
TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M., DAY OF THE SALE.
PUBLISH ON: December 5, 2024
January 2, 2025
GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Ashley E. Morris
1505 North 19th Street P.O. Box 2867
Monroe, LA 71207-2867
318-388-1440
SCSO-CIV-209-0402

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
 Suit No: (45) 94987-C
Date: Monday, December 09, 2024
FEDERAL HOME LOAN MORT-
GAGE CORP
 vs
LANCE STEVEN URAL(A/K/A
LANCE URAL), ET
AL
GREG CHAMPAGNE, SHERIFF
P.O. Box 426
HAHVILLE., LA 70057
Parish of St. Charles
29th Judicial District Court
State of Louisiana

By virtue of and in obedience to a Writ of SEIZURE AND SALE directed to me by the Honorable 29TH JUDICIAL DISTRICT COURT in and for the PARISH OF ST. CHARLES, State of Louisiana, dated: MONDAY, NOVEMBER 18, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Court-house of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, FEBRUARY 05, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit: CONDOMINIUM UNIT "C" of MAJESTIC OAKS CONDOMINIUM, Including rights to "Common Elements" and "Limited Common Elements" as provided in the Condominium Declaration, including the survey, plat, plans and other instruments annexed thereto as Exhibits "A" through "F", executed on behalf of Majestic Oaks Condominium, dated August 23, 1980, and recorded in St. Charles Parish under COB 250, folio 640, bearing Instrument Number 76992, said condominium having a maximum width of 17.65 feet, and a maximum depth of 30.30 feet, being more particularly described in Condominium Declaration and on the survey and plot plans annexed thereto as Exhibits "A" through "F" respectively. Said Condominium is situated in and on that certain portion or portions of ground described as follows: TWO CERTAIN LOTS OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated In in the Parish of St. Charles, State of Louisiana, in that part thereof known as ORMOND COUNTRY CLUB ESTATES, formerly part of a larger part of ground designated as Parcel A, Square 2, Section 1 of Ormond County Club Estates, on a plan of resubdivision by J. J. Krebs & Sons, Inc., pursuant to Ordinance No. 66-3-250, registered in COB 212, folio 15, official records of St. Charles Parish, Louisiana, said lots are designated as follows: LOT 43-A commences at a distance of 866.59 feet from the intersection of Stanton Hall Drive and Brandon Hall Drive and measures 66 feet front on Brandon Hall Drive, 66 feet width in the rear, by a depth of 145 feet between equal and parallel lines on the side lines of said lot, all in accordance with a survey by Raymond B. Saucier, Land Surveyor, dated February 2, 1980. LOT 42-A commences at a distance of 800.59 feet from the intersection of Stanton Hall Drive and Brandon Hall Drive and measures 66 feet front on Brandon Hall Drive, 66 feet width in the rear, by a depth of 145 feet between equal and parallel lines. All as more fully shown on the survey by Raymond B. Saucier, land Surveyor, dated February 2, 1980. Which has the address of 33 Brandon Hall Drive Unit C, Destrehan, LA 70047 And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **FIFTY-TWO THOUSAND AND FIFTY-EIGHT AND FIVE (\$52,058.05) DOLLARS**, along with interest and attorney's fees and all other costs including my own costs and charges.
TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF

A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE.
PUBLISH ON: January 2, 2025
January 30, 2025
GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLEC-
TOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Emily A Mueller
3510 N. Causeway Blvd., Suite 600
Metairie, LA 70002
504-831-7726
SCSO-CIV-209-0402

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
 Suit No: (45) 94582-E
Date: Tuesday, November 19, 2024
PNC BANK, NATIONAL ASSO-
CIATION
 VS
LISA LAURENT JOHNSON
GREG CHAMPAGNE, SHERIFF
P.O. Box 426
HAHVILLE, LA 70057
Parish of St. Charles
29th Judicial District Court
State of Louisiana

By virtue of and in obedience to a Writ of SEIZURE AND SALE directed to me by the Honorable 29TH JUDICIAL DISTRICT COURT in and for the PARISH OF ST. CHARLES, State of Louisiana, dated: WEDNESDAY, AUGUST 28, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Court-house of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, FEBRUARY 05, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit: THAT CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon and all :tights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining; situated in the Parish of St. Charles, State of Louisiana, situated and being a portion of Ormond Plantation, Section 11, T 12 S, R 8 E, designated as; River Point Subdivision of J.J. Krebs & Sons, Inc., Civil Engineers and Surveyors, dated August 7, 1978, revised July 30, 1979, and approved by the St Charles Parish Police Jury on June 18, 1979 and according to which said lot is designated as Lot 39: Lot 39, is in the square bounded by River Point Drive, Cedar Lane, Y and M.V.R.R., right of way and the north-westerly boundary of die Subdivision Lot 39 forms the corner of Rivet Point Drive and Cedar Lane and measures 60 feet front on River Point Drive, same in width in the rear, by a depth and front on Cedar Lane of 102 feet and a depth on the opposite side line of 102 feet, Also according to survey by Dading, Marques & Associates, Inc., dated 2/26/93, Except said lot is bounded by River Point Drive, I.C.G. R.R. R/W (side), (formerly Y. & M.V.R.R.), North-westerly Boundary of Subdivision and Cedar Lane. And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **SEVENTY-FOUR THOUSAND SIX HUNDRED AND THIRTY-THREE AND FORTY-ONE(\$74,633.41) DOLLARS**, along with interest and attorney's fees and all other costs including my own costs and charges.
TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE.
PUBLISH ON: January 2, 2025
January 30, 2025
GREG CHAMPAGNE-SHERIFF & EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Cris Jackson
935 Gravier Street, Suite 1400
New Orleans, LA 70112
504-581-9444
SCSO-CIV-209-0402

Your Community, Your News



St. Charles
HERALD-GUIDE
 — and —
www.HeraldGuide.com

Call 1-800-538-4355 for subscription
 Call 985-758-2795 advertising information.