

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



Holly Fonseca
Councilwoman-At-Large,
Division B
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Public Notice

PLANNING & ZONING COMMISSION

THE ST. CHARLES PARISH PLANNING & ZONING COMMISSION WILL MEET ON APRIL 3, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF THE PARISH COURTHOUSE LOCATED AT 15045 RIVER ROAD, HAHNVILLE TO HEAR:

2025-2-MIN requested by Tiffany Willis and New Jerusalem Holiness Church for a resubdivision of three lots into four, **1718 Paul Maillard Road, Luling**, Zoning District R-1A(M) and C-3, Council District 1.

2025-1-SPU requested by Carla Chiasson for an Accessory Dwelling Unit in an R-1A zoning district, **132 Edna Drive, Des Allemands**, Council District 4.

2025-3-R requested by Jonte Knight for a change of zoning from R-1A to R-1A(M) on Lot 8, Block 10, Village of Hahnville, **between 210 and 230 Hahn Street, Hahnville**, Council District 1.

ALTERNATE DATE: 4/10
PUBLISH: 3/20, 3/27, 4/3

Public Notice

River Parishes Workforce Innovation and Opportunities Act Local Plan

Under State Planning Guidance, Let's Work River Parishes! Job Training Agency has completed the Local Workforce Innovation and Opportunity Act Plan for Program Year 2024-2027. This Local Plan Adjustment/Extension is available for review on our website:

www.letsworkriverparishes.com

All comments or questions regarding the Local Plan must be submitted via email to

<https://docs.google.com/forms/d/e/1FAIpQLSdhz4SYVqA4f6IV6lqPDuxEw8Ex7nqdDnB8CtHdXt8AAAdg/viewform?usp=header>

no later than April 15, 2025.

Publish on: March 13, 20, 27, & April 3, 2025

Public Notice

SECTION 00010

ADVERTISEMENT FOR BIDS

The Parish of St. Charles, hereby advertises bids for construction of Deputy Jeff G. Watson Dr. Roadway Extension as follows:

Owner: **St. Charles Parish**

Project Title: **Deputy Jeff G. Watson Dr. Roadway Extension**

Project No.: **P190102**

Principal Work Location: **Deputy Jeff G. Watson Dr., Luling, LA 70070**

Description of Basic Work: **Construction of a new concrete road and parking lot for future recreation facility.**

Bids: Separate sealed Bids will be received by the ST. CHARLES PARISH COUNCIL RECORDS OFFICE, Parish of St. Charles, 15045 River Road, Courthouse 3rd Floor, Hahnville, Louisiana, 70057, either by registered or certified mail with return receipt requested, or hand delivered, or electronically submitted at www.centralbidding.com, **no later than 10:00 a.m. local time on Tuesday, April 29, 2025.** Promptly thereafter, the bids will be publicly opened and read aloud in the Council Chambers of the St. Charles Parish Court House. The Owner reserves the right to reject any and all Bids in accordance with the Public Bid Law, and to disregard all nonconforming, nonresponsive, unbalanced or conditional Bids.

Bidding Documents: The Bidding Documents (Contract Documents, Specifications and Drawings) are available to Contractors who are properly licensed in Louisiana or to bona fide suppliers of materials and equipment for purchase and/or review at the office of the Engineer for the contract, Civil & Environmental Consulting Engineers, Danny J. Hebert, P.E., LLC, 14433 River Road, Hahnville, LA 70057.

A payment of \$ 100.00 in cash or check payable to the Engineer will be required for each complete set of the Bidding Documents. This payment is refundable as provided in the La.R.S.38:2212(D).

Pre-Bid Conference: A Pre-Bid Conference to discuss the scope of the project and the requirements of the Bidding and Contract Documents will be held on **Thursday, April 10, 2025 at 10:00 a.m.** at the St. Charles Parish Department of Public Works and Wastewater, **100 River Oaks Dr., Destrehan, Louisiana.** Attendance of the Pre-Bid Conference is **Non-Mandatory.**

Each bidder must deposit with his/her bid, security in the amount equal to five percent (5%) of the total bid in the form of a certified check, cashier's check or bid bond. If the bid is submitted electronically and a certified or cashier's check is used for bid bond, then the actual check shall be delivered to the ST. CHARLES PARISH COUNCIL RECORDS OFFICE, Parish of St. Charles, 15045 River Road, Courthouse 3rd Floor, Hahnville, Louisiana, 70057. Electronic bids shall contain all the same documents that are required in a physically delivered bid.

The outside of the bid envelope must contain the submitting firm's name, Louisiana Contractors License Number, the St. Charles Parish Project Number, and the St. Charles Parish Project Title.

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

Any person with disabilities requiring special accommodations must contact the St. Charles Parish Council Office at 985-783-5000 no later than seven (7) days prior to bid opening.

St. Charles Parish Council
Matthew Jewell, Parish President

Advertisement Source and Dates:

St. Charles Herald Guide
Central Bidding

Thursday, March 27, 2025
Thursday, April 3, 2025
Thursday, April 17, 2025

Public Notice



MATTHEW JEWELL
PARISH PRESIDENT

BRENDA J. CAMPOS
PROCUREMENT OFFICER

**ST. CHARLES PARISH
PROCUREMENT**

SEALED BIDS WILL BE RECEIVED BY ST. CHARLES PARISH UP TO:
11:00a.m. – April 8th, 2025

AT THE ST. CHARLES PARISH PROCUREMENT OFFICE, ROOM 3400, P. O. BOX 302, 15045 RIVER ROAD, PARISH COURTHOUSE, 3rd FLOOR PARISH PRESIDENT'S OFFICE, HAHNVILLE, LOUISIANA, 70057, EITHER BY MAIL, HAND DELIVERED OR ON-LINE AT: <https://www.centralbidding.com> PROMPTLY THEREAFTER, THE BID(S) WILL BE PUBLICLY OPENED AND READ ALOUD ON THE 3rd FLOOR IN THE LARGE CONFERENCE ROOM OF THE ST. CHARLES PARISH COURTHOUSE. FOR: BID #(s):

BID# 2006 FOR 8 SETS OF BLEACHERS FOR WB BRIDGE PARK AND EB BRIDGE PARKS, DEPARTMENT OF RECREATION

BID# 2007 FOR (3) SCAG TIGER CAT II OR EQUAL LAWNMOWERS FOR THE RECREATION DEPARTMENT

BID# 2008 - TWO YEAR CONTRACT FOR SIGNS AND POSTS FOR THE PUBLIC WORKS DEPARTMENT

BID# 2009 - TWO YEAR CONTRACT FOR ROLL OFF CONTAINERS FOR PUMPING STATIONS.

DETAILED SPECIFICATIONS MAY BE PICKED UP, MAILED, OR EMAILED BY CONTACTING SAMANTHA PEARCE AT THE PARISH COURTHOUSE (PHONE 985-783-5000) OR AN EMAIL REQUESTED TO spearce@stcharlesgov.net BID RELATED DOCUMENTS MAY BE VIEWED ON-LINE AT <https://www.centralbidding.com>.

ST. CHARLES PARISH RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, IN WHOLE OR IN PART, PURSUANT TO THE LAW.

ST. CHARLES PARISH PROCUREMENT OFFICE
P. O. BOX 302
HAHVILLE, LA 70057

BID ADVERTISED:
ST. CHARLES HERALD GUIDE
March 20 and 27, 2025

Public Notice

SECTION 00010

ADVERTISEMENT FOR BIDS

The Parish of St. Charles, hereby advertises bids for construction of LA 18 Cast Iron Water Main Replacement, Phase III, Project No. WWKS 113 as follows:

Owner: **St. Charles Parish**

Project Title: **LA 18 Cast Iron Water Main Replacement, Phase III**

Project No.: **WWKS 113**

Principal Work Location: **Along LA 18, Hahnville, from Fashion Plantation Blvd. to Annie Lane (+/- 0.9 miles)**

Description of Basic Work: a "new" **waterline to replace the existing cast iron system from approximately Fashion Plantation Blvd. to Annie Lane, along LA 18 in Hahnville, LA.**

Bids: Separate sealed Bids will be received by the ST. CHARLES PARISH COUNCIL RECORDS OFFICE, Parish of St. Charles, 15045 River Road, Courthouse 3rd Floor, Hahnville, Louisiana, 70057, either by registered or certified mail with return receipt requested, or hand delivered, or electronically submitted at www.centralbidding.com, **no later than 10:00 a.m. local time on April 15, 2025.** Promptly thereafter, the bids will be publicly opened and read aloud in the Council Chambers of the St. Charles Parish Court House. The Owner reserves the right to reject any and all Bids in accordance with the Public Bid Law, and to disregard all nonconforming, nonresponsive, unbalanced or conditional Bids.

Bidding Documents: The Bidding Documents (Contract Documents, Specifications and Drawings) are available to Contractors who are properly licensed in Louisiana or to bona fide suppliers of materials and equipment for purchase and/or review at the office of the Engineer for the contract, **Danny J. Hebert, P.E., LLC, d.b.a. Civil and Environmental Consulting Engineers at 14433 River Road, Hahnville, LA 70057.**

A payment of \$100.00 in cash or check payable to the Engineer will be required for each complete set of the Bidding Documents. This payment is refundable as provided in the La.R.S.38:2212(D).

Pre-Bid Conference: A Pre-Bid Conference to discuss the scope of the project and the requirements of the Bidding and Contract Documents will be held on **April 1, 2025 at 10:00 a.m. at St. Charles Parish Department of Waterworks, 301 Third St., Luling, Louisiana.** Attendance of the Pre-Bid Conference is **Mandatory.**

Each bidder must deposit with his/her bid, security in the amount equal to five percent (5%) of the total bid in the form of a certified check, cashier's check or bid bond. If the bid is submitted electronically and a certified or cashier's check is used for bid bond, then the actual check shall be delivered to the ST. CHARLES PARISH COUNCIL RECORDS OFFICE, Parish of St. Charles, 15045 River Road, Courthouse 3rd Floor, Hahnville, Louisiana, 70057. Electronic bids shall contain all the same documents that are required in a physically delivered bid.

The outside of the bid envelope must contain the submitting firm's name, Louisiana Contractors License Number, the St. Charles Parish Project Number, and the St. Charles Parish Project Title.

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

Any person with disabilities requiring special accommodations must contact the St. Charles Parish Council Office at 985-783-5000 no later than seven (7) days prior to bid opening.

St. Charles Parish Council
Matthew Jewell, Parish President

Advertisement Source and Dates:

St. Charles Herald Guide
St. Charles Parish Website
Central Auction House
The Daily Journal of Commerce
The Times-Picayune/The New Orleans Advocate
McGraw-Hill Dodge of Hot Springs
Construct Connect

Thursday, March 13, 2025
Thursday, March 20, 2025
Thursday, March 27, 2025

Public Notice

Public Notice

"I, **Lezly Sanabria**, DOC #754288, have applied for demerency for my convictions of Negligent Homicide. If you have any comments, contact the Board of Pardons (225)342-5421."

Publish: March 20, 27 & April 3, 2025

Public Notice

The Little Red Church Food & Fun Festival is applying to the St. Charles Parish Sheriff's Office for a permit to conduct the **Little Red Church Food & Fun Festival** at St. Charles Borromeo Church Grounds at 13396 River Road, Destrehan, LA 70047 in the Parish of St. Charles. Alcohol will be served at this event.

The time of the event:
Friday, May 2, 2025, 6:00pm -10:00pm
Saturday, May 3, 2025, 11:00am - 10:00pm
Sunday, May 4, 2025, 11:00am - 9:00pm

Publish: March 20 & 27, 2025

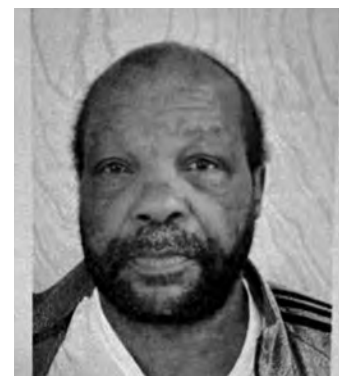
Public Notice

The Chosen Ones Foundation is applying to the St. Charles Parish Sheriff's Office for a permit to conduct the **The Chosen Ones Foundation 3rd Annual Autism Awareness Bubbles & Balloon Bash** at the Westbank Bridge Park, 13825 River Road, Luling LA 70070 in the Parish of St. Charles. Alcohol will not be served at this event.

The time of the event:
Sunday, April 27, 2025, 2pm - 5pm

Publish: March 27 & April 3, 2025

Public Notice



I, **Jeffery Miller**, have been convicted of **Indecent Behavior with Juveniles**, Date of Conviction: 10/25/2004 and **Sexual Battery**, Date of Conviction: 10/25/2004. My address is: 770 E. Terrace St, Destrehan, LA.

RACE: Black
SEX: Male
DOB: 01/05/1959
HGT: 5'8"
WGT: 168
HAIR COLOR: Black
EYE COLOR: Brown

PUBLISH: March 20 and March 27, 2024

Public Notice



Advertisement for Proposals

Sealed Proposals will be received at the St. Charles Parish School Board Office of Physical Plant Services, 13855 River Road Luling, LA until **10:30 a.m. local time Tuesday, April 22, 2025**. All proposals received will be taken under advisement on assigned date at the St. Charles Parish School Board Office. Late proposals will not be accepted.

Proposals can also be submitted to St. Charles Parish School Board (SCPSB) electronically via the Central Auction House website located at the "Online Bids & RFPs" link under the Resources tab on the SCPPS website <https://www.wvarecops.org/>. Firms are responsible for checking the website above periodically for any updates or revisions to the Request for Proposals (RFP).

Debris Monitoring Services

Documents may be obtained free of charge by contacting the office of Physical Plant Services at St. Charles Parish Public Schools, 13855 River Road, Luling, LA 70070. Call (985) 785-3115 for documents or questions.

Each proposal shall be in a sealed envelope and clearly marked as follows:

1. Company name and address
2. Date and time of proposal opening
3. RFP Debris Monitoring Services

A **MANDATORY** pre-proposal conference will be held in the C&I Conference Room on **Wednesday, April 9, 2025 at 8:00 a.m.**

Advertising dates in the St. Charles Herald-Guide, official journal of St. Charles Parish Public Schools, shall be:

Thursday, March 27, 2025
Thursday, April 3, 2025

The St. Charles Parish Public School Board reserves the right to reject any and all proposals.

St. Charles Parish Public Schools
Ray Gregson, Board President Dr.
Ken Oertling, Superintendent
13855 River Road
Luling, LA 70070

Public Notice

PUBLIC NOTICE

REMOVAL OF WEEDS, GRASS & OTHER NOXIOUS MATTER

If the following violations are not rectified within (5) days of this published notice, the parish will proceed in bringing the properties listed in compliance with Chapter 16, Article III Sec. 16-24 through Sec. 16-28 (As amended). The fee for performing these services shall be at a rate of 0.037 per square foot of the lot cleaned. The contractor's fee for performing these services shall be at the rate of 0.029 per square foot of the lot cleaned. In the event a mini-clean up is required prior to performing the above services, a fee of \$58.61 per mini clean up plus actual disposal fees will be assessed, not to exceed ten (10) mini-cleanups per property in violation. On property where trash and/or debris accumulation is such that it requires heavy equipment, bulldozer, front-end loaders, etc. a fee of forty-three dollars and ninety six cents (\$43.96) per cubic yard will be assessed. An administration fee of \$36.63 may be assessed on each invoice. The fees in this section shall be increased or decreased on February first of each year by a change in CIP applicable to the US cities average group, all urban consumers, all items published by the US Department of Labor, Bureau of Labor Statistics, for the preceding twelve-month period ending each November. The change shall become effective beginning with the period ending November 30, 2000. The department of finance shall notify the department of planning and zoning in writing annually of the revised fees.

The following lots are in violation of parish ordinance Chapter 16, Article III Sec. 16-24 through Sec. 16-33:

Wayne W. Mizell
259 Carolyn Dr, Destrehan, LA 70047
Lot 57A
Subdivision: Carolyn Drive Subd.
Nature of violation: Grass cutting & removal of debris

Paul Mallard, LLC
15427 River Rd, Hahnville, LA 70057
Lot A
Block 6
Subdivision: Hahnville - Levee Sid
Nature of violation: Grass cutting & removal of debris

Brian L. Young
218 Ellen St, Ama, LA 70031
Lot 10
Block C
Subdivision: Ama - Sellers Village
Nature of violation: Grass cutting & removal of debris

Tandem Capital LLC
525 Hahn St, Hahnville, LA 70057
Lot 13
Block 13
Subdivision: Hahnville, Village of
Nature of violation: Grass cutting & removal of debris

323 Post, LLC
323 Post Dr, Luling, LA 70070
Lot 32
Block B
Subdivision: Ellington Gardens - L
Nature of violation: Grass cutting & removal of debris

Harry Scott
528 Adams St, Killona, LA 70066
Lot C19
Block V
Subdivision: Darenshourg Tracts (A)
Nature of violation: Grass cutting & removal of debris

Peter H. Tefarikis
305 Ormond Meadows Dr. Apt C, Destrehan, LA 70047
Lot 3C
Block C
Subdivision: Ormond Meadows Subd.
Nature of violation: Grass cutting & removal of debris

Bemus L. Scott
532 Adams St, Killona, LA 70066
Lot B19
Block V
Subdivision: Darenshourg Tracts (A)
Nature of violation: Grass cutting & removal of debris

Kelly A. Stellberg
425 Willowdale Blvd, Luling, LA 70070
Lot 144
Subdivision: Willowdale Country Ct
Nature of violation: Grass cutting & removal of debris

Kenneth A. St. Bourg
121 St. Nicholas St, Luling, LA 70070
Lot 11A
Block 10A
Subdivision: Lagatutta Addition #2
Nature of violation: Grass cutting & removal of debris

Darress J. Nicholas
220 Fourth St, St. Rose, LA 70087
Lot 23
Block 2A
Subdivision: Elkinsville Subd. (S)
Nature of violation: Grass cutting & removal of debris

PUBLISH: March 27, 2025

Public Notice

ORDINANCES AND RESOLUTIONS INTRODUCED FOR PUBLIC HEARING BY THE ST. CHARLES PARISH COUNCIL, ON MONDAY, APRIL 7, 2025, 6:00 P.M., COUNCIL CHAMBERS, PARISH COURTHOUSE, 15045 RIVER ROAD, HAHNVILLE:

2025-0080 (3/24/25, Jewell, M. Albert)

An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from C-2 to R-2 on Lots 1A and 2A, Square B, St. Rose Subdivision, St. Rose Avenue, St. Rose as requested by Malcolm Darenshourg for M.A.D. III, LLC.

2025-0081 (3/24/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of a Professional Services Agreement with Linfield, Hunter & Junius, Inc., to perform engineering services for the New Sarpy CN Culvert Crossings (Project No. P250301), in the amount not to exceed \$692,052.00.

2025-0082 (3/24/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of a Contract with Barriere Construction Co., L.L.C. for Road Maintenance 2024-25 (Project No. P220501), in the amount of \$2,723,256.00.

PUBLISH: March 27, 2025
April 3, 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 2nd DAY OF APRIL, 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:

BOSTICK, BRIAN

383 MARCIA DR., LA TAXES OWED ARE WITH A CERTAIN PIECE OR PORTION OF GROUND, WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE SERVITUDES, RIGHTS AND APPURTENANCES THEREUNTO APPLYING, SITUATED IN OR NEAR THE TOWN OF LULING, PARISH OF ST. CHARLES, STATE OF LOUISIANA, IN SECTION "B" OF LULING HEIGHTS SUBDIVISION, AND DESIGNATED AS LOT 42-A OF SQUARE A, AS PER PLAN OF SURVEY PREPARED BY GERALD B. DUNN, LAND SURVEYOR, DATED JUNE 30, 1971.

ACCORDING TO SAID SURVEY, SQUARE A IS BOUNDED BY MARCIA DRIVE, BARTON AVENUE, NOLA STREET AND WOOD COURT, AND LOT 42-A COMMENCES AT A DISTANCE OF 285.04 FEET FROM THE INTERSECTION OF MARCIA DRIVE AND BARTON AVENUE, AND MEASURES THENCE 58 FEET FRONT ON MARCIA DRIVE, THE SAME WIDTH IN THE REAR, BY A DEPTH OF 145 FEET BETWEEN EQUAL AND PARALLEL LINES.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- THE MINERAL RESERVATION RIDER ATTACHED AND MADE A PART OF THE ACT RECORDED 10/25/1971, AT COB 118, FOLIO 441 RECORDS OF ST. CHARLES PARISH
- RESTRICTIONS AS CONTAINED IN ACT FILED OCTOBER 6, 1960, REGISTERED IN COB 28, FOLIO 369; AS AMENDED BY ACT FILED ON FEBRUARY 7, 1961, REGISTERED IN COB 29, FOLIO 302
- FIVE (5) FOOT SERVITUDE OVER THE REAR OF THE SAID LOT FOR PUBLIC UTILITIES, AS SHOWN ON THE SURVEY OF GERALD B. DUNN, LAND SURVEYOR, DATED JUNE 30, 1971
- 45-FOOT EASEMENT OVER THE REAR OF SAID LOT IN FAVOR OF THE UNITED GAS PIPE LINE COMPANY AS SHOWN ON SURVEY BY GERALD B. DUNN, LAND SURVEYOR, DATED JUNE 30, 1971

203500A0042A

PAUL, LIZZIE MAE T. CLEAR, JEANNETTE P., C/O
FOURTH ST, ST. ROSE, LA 70087 TAXES OWED ARE WITH TWO CERTAIN LOTS OR PORTIONS OF GROUND, TOGETHER WITH ALL OF THE IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED AT ST. ROSE, IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, ON THE LEFT BANK OF THE MISSISSIPPI RIVER, DESIGNATED AS LOTS FOUR (4) AND FIVE (5) OF BLOCK B AS PER SURVEY OF SUBDIVISION OF PORTION OF LOT 2 OF THE "ELKINSVILLE SUBDIVISION" IN SECTION 39, T. 13 S. R. 9 E., PREPARED BY E. M. COLLIER, SURVEYOR, DATED OCTOBER 22, 1959. A COPY OF WHICH IS FILED IN THE OFFICE OF THE CLERK OF COURT FOR REFERENCE; AND ACCORDING TO SAID SURVEY THE LOTS MEASURE AS FOLLOWS:

LOT FOUR (4) OF BLOCK B MEASURES SIXTY (60') FEET FRONT ALONG 12 FEET LANE LOCATED ON LOWER OR EAST SIDE OF SAID PROPERTY, BY A DEPTH ALONG LINE OF LOT 3 OF 46.3 FEET, BY A WIDTH IN THE REAR OF SIXTY (60') FEET ALONG 12 FOOT LANE LOCATED ON THE UPPER OR WEST SIDE OF SAID PROPERTY, BY A DEPTH ALONG LINE OF LOT 5, OF 46.3 FEET.

LOT FIVE (5) OF BLOCK B MEASURES SIXTY (60') FEET FRONT ALONG 12 FOOT LANE LOCATED ON LOWER OR EAST SIDE OF SAID PROPERTY, BY A DEPTH ALONG LINE OF LOT 4 OF 46.3 FEET, BY A WIDTH IN THE REAR OF SIXTY (60') FEET ALONG 12 FOOT LANE LOCATED ON THE UPPER OR WEST SIDE OF SAID PROPERTY, BY A DEPTH ALONG LINE OF LOT 6 OF 46.3 FEET.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- RESERVATION OF ONE-HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND TO THE ABOVE DESCRIBED PROPERTY IN FAVOR OF CATHERINE WILLIAMS JONES ET AL AS RECORDED 7/15/1966, AT COB 58/171
- OIL, GAS AND MINERAL LEASE IN FAVOR OF ALLAN C. CIVELLO RECORDED 3/9/1976, AT COB 172/338
- OIL, GAS AND MINERAL LEASE IN FAVOR OF ROSEWOOD RESOURCES, INC. RECORDED 2/12/1985, AT COB 350/286

501602B00004

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 on: March 27, 2025

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 94152-C

Date: Tuesday, March 11, 2025
LAKEVIEW LOAN SERVICING,
LLC ENOTE
VESTING -- NATIONSTAR
MORTGAGE LLC

VS
NICHOLAS W. SYLVE AND
JAMIE L. LOPEZ
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:

TUESDAY, APRIL 23, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, APRIL 30, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:

ONE CERTAIN LOT OF GROUND, situated in the Parish of St. Charles, States of Louisiana, being a portion of Section 24, Township 13 South, Range 21 East, West of the Mississippi River, and in accordance with survey made by Adloe Orr, Jr., Civil Engineer, dated July 10, 1953, said property is situated in the subdivision known as LULING HEIGHTS SUBDIVISION, SECTION A, St. Charles Parish, Stile of Louisiana, part of the Line Star Plantation, and in accordance therewith said Luling Heights Subdivision is bounded by the River Road adjacent to the Mississippi River, the right of way of the Texas and Pacific Railroad on the southern boundary, the property of T. T. Moore on its eastern boundary line and the property of Louis Badalamenti on its western boundary line, and in accordance with said survey said lot is designated and measures as follows: LOT 19 is situated in the square bounded by Barton Avenue, Celia Drive, and the right of way of the Texas and Pacific Railroad, the River Road and the eastern property line of the said subdivision. Lot 19 adjoins Lot 18 and measures thence in a southerly direction on a curve with a radius of 75 feet, a distance of 22.81 feet front on Celia Drive, and with a second front in a southerly direction on Celia Drive, a distance of 25 feet, with a width in the rear of 88.72 feet, and with a depth on the sideline adjoining Lot 18 of 137.76 feet, and a depth on the sideline adjoining Lot 20 of 128 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:

ONE HUNDRED AND NINE THOUSAND FOUR HUNDRED AND SEVEN AND EIGHTEEN (\$109,407.18) 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: March 27, 2025
April 24, 2025

GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Zachary G. Young

1505 North 19th Street P.O. Box 2867
Monroe, LA 71207
SCSO-CIV-209-0402

Public Notice

Hahnville, Louisiana
March 24, 2025

FILED: _____ DY. CLERK: _____

TO: The Honorable Connie M. Aucoin, Rochelle Champagne Fahrig, and Lauren Davey Rogers, Judges of the 29th Judicial District Court, Parish of St. Charles.

September 30, 2024

The regular Grand Jury was selected, sworn in and were read the duties of each member as a Grand Juror:

- Deidre Caronna
- Tommy Scott, III
- Mitchell Peterson
- Gloria McCloud
- Todd Gonzales
- Japheth Williams
- Brittany Foret
- Wilma Matherne
- Scott Mire
- Karen Sirmon
- Crystal Simmons
- Abby Tizzard

FILED
IN OPEN COURT
MAR 24 2025
WILMA MATHERNE
CLERK OF COURT
ST. CHARLES PARISH LA

September 30, 2024

All members were present.

PURPOSE OF MEETING: To impanel a new Grand Jury.

COMMENTS: A new Grand Jury was impaneled.

February 10, 2025

All members were present with the exception of Deidre Caronna and Karen Sirmon.

PURPOSE OF MEETING: To hear testimony.

COMMENTS: A True Bill was returned in the following case(s): Dashone Brown and Lonzell Turley, 1 Ct. Armed Robbery with a Firearm and Michael Harris, 1 Ct. Accessory After the Fact.

March 11, 2025

All members were present with the exception of Deidre Caronna and Wilma Matherne.

PURPOSE OF MEETING: To tour Parish Facilities.

COMMENTS: The Grand Jury members were allowed to tour EOC, LULING

COUNCIL ON AGING and the NELSON COLEMAN CORRECTIONAL CENTER. The following recommendations were made:

EOC – "Impressive set-up. Good to know people have a good structure and lots of equipment to provide up-to-date info to residents."

LULING COUNCIL ON AGING – "How does the agency market itself to parish residents? Would have preferred the Director provide the tour (feel that some information could not be provided."

NELSON COLEMAN CORRECTIONAL CENTER – "Jail is clean. Inmates are properly treated. Facility is well controlled. Information/thorough. Staff is friendly and willing to answer questions."

As of March 11, 2025, there were 174 prisoners housed at the Nelson Coleman

Correctional Center at a cost per day of:

- Parish - \$30.00
- Other Parish - \$26.39
- DOC - \$26.39
- Federal - \$85.00
- Military - \$80.00
- ICE - \$85.00

March 21, 2025

All members were present with the exception of Deidre Caronna and Japheth Williams.

PURPOSE OF MEETING: To tour Parish Facilities.

COMMENTS: The Grand Jury members were allowed to tour 911

COMMUNICATIONS CENTER, ST. CHARLES PARISH SHERIFF'S OFFICE and the ST. CHARLES PARISH HOSPITAL.

The following recommendations were made:

911 COMMUNICATIONS CENTER – "Would like the tour to last longer. Very impressive operation. Well informed staff."

ST. CHARLES PARISH SHERIFF'S OFFICE – "Very informative. Made you feel good to see tax dollars being well spent. Get the impression the Sheriff's Office wants to engage community rather than just be law enforcement. Would like to be able to see/talk with employees from each division. State of the art. Like that others use our facility for training."


ST. CHARLES PARISH HOSPITAL – "Very clean. Well maintained. Impressed with upgrades & new serviced they offer. Seem to want to be community partner. Felt they took the tour seriously because CEO actually conducted the tour. CEO engaged with hospital workers, have it that "family" feel."


March 24, 2025

All members were present.

PURPOSE OF MEETING: To discharge the Grand Jury.

We request this report be published in its entirety in the St. Charles Parish Herald-Guide.


DEIDRE CARONNA


TOMMY SCOTT, III

TOMMY SCOTT, III

MITCHELL PETERSON


GLORIA MCCLOUD


TODD GONZALES - FOREPERSON


JAPHETH WILLIAMS


BRITTANY FORET


WILMA MATHERNE


SCOTT MIRE / SECRETARY


KAREN SIRMON


CRYSTAL SIMMONS


ABBY TIZZARD

Publish on: March 27, 2025

Public Notice

A PUBLIC AUCTION
THURSDAY, APRIL 03, 2025 AT 1:00PM
SURPLUS FROM ST CHARLES PARISH SHERIFF'S OFFICE

LOCATION: Manheim Lafayette
1611 St. Mary Street
Scott, LA 70583

LISTING: www.stcharlessheriff.org & <https://www.manheim.com/publicauctions/sales.do>
INSPECTION: Public Buyers can inspect the inventory beginning the morning of the sale up until sale time.
TERMS: Cash, Cashier's Checks, Money Order. No personal or company checks without a Bank Letter of Guarantee valid for 15 banking days after the auction

For more information, contact Lt. Andy Cimino, Fleet Manager @ (985) 783-1340.

Auction conducted by: MANHEIM LAFAYETTE (RENEE TORINA)
1611 St. Mary Street, Scott, LA 70583 (337) 237-5620

Publish on: March 20 & 27, 2025

Public Notice

Notice is hereby given that Lapis Energy (LA Development) LP has applied for a 401 Water Quality Certification to clear, grade, excavate, and place fill to construct a CO₂ injection well pad with 3 injector wells and a USDW well, an access road, a receiving facility, and a 16-inch CO₂ pipeline. In addition, an AZM well and a USDW well will be constructed on an existing well pad. All work will occur east of Bayou Gouche in St. Charles Parish. Lapis Energy (LA Development) LP is applying to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with statutory authority contained in the LAC 33:IX.1507.A-E and provisions of Section 401 of the Clean Water Act.

Comments concerning this application can be filed with the Water Permits Division within ten days of this notice by referencing WQC 250317-01, A1 246335 to the following address:

Louisiana Department of Environmental Quality
Water Permits Division
P.O. Box 4313
Baton Rouge, LA 70821-4313
Attn: Water Quality Certifications

Comments may be submitted by email to DEQ-WaterQualityCertifications@la.gov.

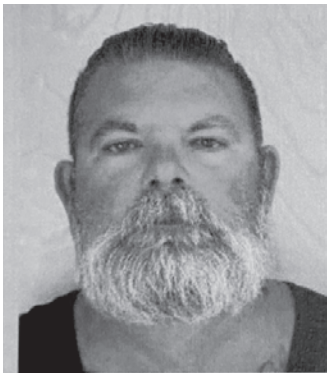
A copy of the application is available for inspection and review at the LDEQ Public Records Center, on the first floor of the Galvez Building, Room 127 at 602 North Fifth Street, Baton Rouge, LA 70802, from 8:00 a.m. to 4:30 p.m. The available information can also be accessed electronically on the Electronic Document Management System (EDMS) on the LDEQ public website at www.deq.louisiana.gov.

Publish on: March 27, 2025

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 94339-C
Date: Thursday, February 20, 2025
GREENSPRING CAPITAL MANAGEMENT LLC,
NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-2 TRUST
VS
KENNETH ALLEN BOURG, JR., SOLELY IN HIS CAPACITY AS INDEPENDENT ADMINISTRATOR OF THE SUCCESSIONS OF KENNETH ALLEN BOURG, SR. AND LAQUITA JEAN BOURG
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: MONDAY, JUNE 17, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, APRIL 02, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit: THAT CERTAIN PIECE OR PORTION 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 the Parish of St. Charles, State of Louisiana, on the right bank of the Mississippi River, in what is known as Lagattuta Addition No. 2 to Mimosa Park Subdivision, in Section 46, Township 13 South, Range 21 East, St. Charles Parish, Louisiana, and being a portion of Lone Star Plantation as per plan of E. M. Collier, Surveyor, dated July, 1956, a copy of which is filed in the Office of the Clerk of Court and Ex-officio Recorder of the Parish of St. Charles for reference. According to said plan the portion of ground conveyed herein consists of Sixty-two feet (62') of Lot 11, adjoining Lot 12, and Thirty-four feet (34') of Lot 12, adjoining Lot 11, all in Block 10-A, said portion of ground has a width fronting on St. Nicholas Street of Ninety-six (96'), by a depth between equal and parallel lines of One hundred feet (100'), and a width in the rear of Ninety-six feet (96'). And according to plan of survey by Lucien C. Gassen, Surveyor, dated July 18, 1975, annexed hereto, the portion of ground conveyed herein has the same dimensions as stated above, is located in the same block and subdivision, and commences at a distance of 264' from the intersection of St. Nicholas and Second Streets. And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: ONE HUNDRED AND THIRTY-SEVEN THOUSAND TWO HUNDRED AND SIXTY-THREE AND FORTY-TWO (\$137,263.42) 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: February 27, 2025
March 27, 2025
GREG CHAMPAGNE-SHERIFF & EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH ATTORNEY FOR PLAINTIFF: L. GRAHAM ARCENEUX
3850 N. CAUSEWAY BLVD., SUITE 1695
METAIRIE, LA 70002
SCSO-CIV-209-0402

Public Notice

I, **Timothy Paul Lee**, have been convicted of **Carnal Knowledge of a Juvenile**. Date of Conviction: 09/17/2009. My address is: 124 Crochet Ln, Des Allemands, LA 70030.

RACE: White
SEX: Male
DOB: 06/24/1978
HGT: 5'4"
WGT: 150
HAIR COLOR: Brown
EYE COLOR: Hazel

PUBLISH: March 20 and March 27, 2024

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 92886-D
Date: Monday, March 10, 2025
ROCKET MORTGAGE, LLC
F/K/A QUICKEN
LOANS, LLC F/KA QUICKEN
LOANS INC.
vs
LONNY J. SCHAUBHUT A/K/A
LONNY
SCHAUBHUT
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:

THURSDAY, SEPTEMBER 21, 2023, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, APRIL 30, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:

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

One certain parcel of ground, situated in the Parish of St. Charles, State of Louisiana, being a part of a tract of land known as the Coteau De France, situated near the line of the New Orleans and Opelousas Railroad between the Bayou Saut D'Ours and Bayou Des Allemands, as per plan of division made by L. J. Fremaux, Surveyor, on February 6, 1869, a lithographic copy of which is annexed to an act passed on March 26, 1886, purporting to be a sale to Charles L. Hopkins and designated as Lot 156, said parcel of ground described herein is referred to as Lot C-4-A of Lot C of Lot 156 of Coteau De France or Ranson Tract in Section 43, Township 14 South, Range 20 East on the plan of resubdivision by R. P. Bernard, Surveyor, dated May 20, 2004, registered in COB 636, folio 685, official records of St. Charles Parish, Louisiana, and according thereto said Lot C-4-A commences at the intersection of the southern right of way of Schaubhut Lane and the eastern right of way of Down the Bayou Road and measure along the southern right of way - of Schaubhut Lane south 89 degrees 38 minutes 35 seconds east 828.56 feet, the point of commencement; thence go south 89 degrees 38 minutes 35 seconds east along the southern right of way of Schaubhut Lane 87.23 feet to a point; thence go south 17 degrees 21 minutes 35 seconds east 83.98 feet to a point; thence go north 89 degrees 38 minutes 35 seconds west 112.77 feet to a point; and thence go north 00 degrees

21 minutes 25 seconds east 80.0 feet to the point of commencement.

And

One certain parcel of ground, situated in the Parish of St. Charles, State of Louisiana, being part of a tract of land known as the Coteau De France, situated near the line of the New Orleans and Opelousas Railroad between the Bayou Saut D'Ours and Bayou Des Allemands. As per plan of division made by L. J. Fremaux, Surveyor, on February 6, 1869, a lithographic copy whereof is annexed to an act passed on March 26, 1886, purporting to be a sale to Charles L. Hopkins and designated as Lot 156, said parcel of ground described herein is referred to as Lot C-5 of Lot C of Lot 156 of Coteau De France or Ranson Tract in Section 43, Township 14 South, Range 20 East on the plan of E.M. Collier, Surveyor, dated June 15, 1958, revised May 11, 1960, a copy of which is annexed to an act of sale by Pauline S. Champagne to William A. Schaubhut, dated May 11, 1960, registered in COB 27, folio 213, official records of St. Charles Parish, Louisiana, and according thereto said parcel of ground measures 103 feet front on a 20 foot lane, by a depth along the line of Lot C-4 of 83.98 feet. By a width in the remainder of 103 feet, and by a depth along the line of Lot E of 83.98 feet.

And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of:

ONE HUNDRED AND ONE THOUSAND ONE HUNDRED AND TWENTY-SIX AND SEVENTY-SIX (\$101,126.76)

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: March 27, 2025
April 24, 2025

GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Corey J. Giroir
P.O. Box 87379 13541 Tiger Bend
Baton Rouge, LA 70879
225-756-0373
SCSO-CIV-209-0402

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 95158-C
Date: Wednesday, January 29,
2025
WILMINGTON SAVINGS FUND
SOCIETY, FSB, AS
TRUSTEE OF WAMPUS MORT-
GAGE LOAN
TRUST
VS
KAREN J. WHITE A/KIA KAR-
EN JOHNSON WHITE
A/KIA KAREN WHITE AND
OVILLE JOHNSON
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: WEDNESDAY, JANUARY 08, 2025, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, APRIL 02, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:

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

One certain lot or portion of ground, together with all the buildings and improvements thereon and all rights, ways, privileges, 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 as number six (6) of Block A in what is known as Arna Heights Subdivision at Arna, Louisiana, being a portion of the Lot 4 of the Widow Ursin Zeringue property in Sections 34 and 36, T13S, R21E as per plan of subdivision by E.M. Collier, Surveyor, dated May 14, 1962, revised May 20, 1966, and further reviewed by survey, dated May 20, 1993, by Lucien Gassen, Surveyor, attached hereto and made a part hereof, and according to which the lot herein conveyed measures as follows, to-wit:

Lot no. six (6) of Block A measures 75 feet front on Kennedy Street, by a depth along lone of Lot 5 of 113.63 feet, by width in the rear of 75 feet, by a depth along line of Lot 7 of 113.90 feet.

And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of:

SEVENTY THOUSAND FOUR HUNDRED AND FIFTY-EIGHT AND TWENTY-SEVEN

(\$70,458.27) 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: February 27, 2025
March 27, 2025

GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Corey J. Giroir
P.O. Box 87379 13541 Tiger Bend
Baton Rouge, LA 70879
225-756-0373
SCSO-CIV-209-0402

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 95121-D
Date: Friday, March 07, 2025
U.S. BANK TRUST NATIONAL
ASSOCIATION,
NOT IN ITS INDIVIDUAL CA-
PACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF
2ACQUISITION
TRUST
VS
JOHN LEZE, III A/K/A JOHN P.
LEZE A/KIA JOHN
PAUL LEZE, III A/KIA JOHN P.
LEZE, III AND THE
JOHN PAUL LEZE RESIDENCE
TRUST
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:

MONDAY, DECEMBER 16, 2024, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, APRIL 30, 2025, at 10:00 A.M., to the last and highest bidder

for cash, the following described property, to wit:

ONE CERTAIN LOT OF PARCEL OF GROUND, together with all of the rights of ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Section 39, Township 13 South, Range 9 East, Southeastern Land district, Parish of St. Charles, State of Louisiana in that part thereof known as Riverwood Estates, Louisiana, designated as Lot 81, all in accordance with a plan of resubdivision of 40.34 acres prepared by Mandie-Edwards Surveying, Inc., dated November 4, 2001, under ordinance No. 01-12-1, registered in the conveyance records of St. Charles Parish as entry No. 21117 in COB 595, folio 709, on December 5, 2001, and according thereto measures as follows: Lot 81 measures 80 feet front on Riverwood Drive, same width in the rear by a depth of 144' between equal and parallel lines; 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:

THREE HUNDRED AND SEVENTY-EIGHT THOUSAND SEVEN HUNDRED AND

FOUR AND SEVENTY-SEVEN (\$378,704.77) 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: March 27, 2025
April 24, 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