

## ST. CHARLES PARISH PUBLIC NOTICES



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### Public Notice

Request for Scenic River Permit on Bayou des Allemands

The Secretary of the Louisiana Department of Wildlife and Fisheries (LDWF) as Administrator of the Louisiana Natural and Scenic Rivers System is currently considering the application of Leslie Baudoin to build a camp on Bayou Des Allemands. Copies of the application can be reviewed at the LDWF main office, 2000 Quail Drive, Baton Rouge, LA. The public is invited to comment on this permit request for a period of forty-five (45) days. Responses should be mailed to LDWF Scenic Rivers Program, P.O. Box 98000, Baton Rouge, LA 70898-9000.

Publish on: July 3 10, & 17, 2025

### Public Notice

#### ST. CHARLES PARISH ZONING BOARD OF ADJUSTMENT

THE ST. CHARLES PARISH ZONING BOARD OF ADJUSTMENT WILL MEET ON JULY 17, 2025 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF THE PARISH COURTHOUSE LOCATED AT 15045 RIVER ROAD, HAHNVILLE TO HEAR:

**2025-19-ZBA** requested by **Munn Enterprises, Inc.** to allow an on-premises sign to exceed maximum sign area and height requirements, **10394 Airline Drive, St. Rose**. Zoning District M-1. Council District 5.

**2025-20-ZBA** requested by **Brandon Speice** to reduce the minimum building elevation from 7ft. NAVD88 to 12 in. above the centerline of the street for a new house, **139 Pine Street, Des Allemands**. Zoning District R-1A. Council District 4.

**2025-21-ZBA** requested by **William Nicholson** to reduce the required setback for a generator, **108 Gregory Drive, Luling**. Zoning District R-1A. Council District 7.

ALTERNATE DATE: 7/24  
PUBLISH 7/3, 7/10, 7/17

### Public Notice



MATTHEW JEWELL  
PARISH PRESIDENT

BRENDA J. CAMPOS  
PROCUREMENT OFFICER

## ST. CHARLES PARISH PROCUREMENT

### ONLINE AUCTION

Starting July 18, 2025, and ending on August 1, 2025

St. Charles Parish Procurement Office will host an online auction to sell miscellaneous surplus items and equipment beginning on July 18, 2025. The auction will close on August 1, 2025. To view the listings and place bids, please visit: <http://www.publicsurplus.com/sms/stcharlesgov.la/browse/home>.

All terms and conditions will be listed on the site.

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

AUCTION ADVERTISED:  
ST. CHARLES HERALD GUIDE  
July 3, 2025  
July 10, 2025  
July 17, 2025

### Public Notice

#### ST. CHARLES PARISH SCHOOL BOARD ADVERTISEMENT FOR BID

The St. Charles Parish School Board, Child Nutrition Programs, 13855 River Road, Luling, Louisiana 70070, will receive monthly quotes during the 2025 - 2026 school session for Fresh Fruits and Vegetables. We are requesting prices on all items listed on our Fresh Fruits and Vegetables monthly quote.

Request for produce quote will go out to prospective bidders at least two to three weeks prior to the bid cycle. All cycles run from the beginning to end of the month.

The St. Charles Parish School Board reserves the right to reject any and all quotes and to increase or decrease items or quantities.

Jenny DeRoche, CNP Director  
St. Charles Parish School Board  
13855 River Road  
Luling, Louisiana 70070  
Telephone: (985) 785-3179  
Fax: (985) 785-3182

#### Non-Discrimination Statement:

In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), disability, age, or reprisal or retaliation for prior civil rights activity. Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotope, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: <https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20P-Complaint-Form-0508-0002-508-11-28-17Fax2Mail.pdf>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue SW, Washington, D.C. 20250-9410; or (2) fax: (833) 256-1665 or (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). This institution is an equal opportunity provider. [05/05/2022]

Publish on: July 10, & 17, 2025

### Public Notice

## ORDINANCES AND RESOLUTIONS INTRODUCED FOR PUBLIC HEARING BY THE ST. CHARLES PARISH COUNCIL, ON MONDAY, JULY 21, 2025, 6:00 P.M., COUNCIL CHAMBERS, PARISH COURTHOUSE, 15045 RIVER ROAD, HAHNVILLE:

**2025-0175** (7/7/25, Skiba)

An ordinance to provide for the installation of "ALL-WAY STOP" signs at the intersection of Lorraine Street and Amie Street, in Gabriel Heights Subdivision, in Destrehan.

**2025-0176** (7/7/25, Wilson)

An ordinance to amend the Code of Ordinances to revise Chapter 15, Motor Vehicles and Traffic, Section 15-9. Speed Limits (a) to provide an exception to the Twenty-five (25) Miles Per Hour Speed Limit, to lower the speed limit on **River Place Drive in Hahnville, to fifteen (15) miles per hour.**

**2025-0182** (7/7/25, Jewell, M. Albert)

An ordinance to amend the St. Charles Parish Code of Ordinances, Chapter 6, Buildings and Building Regulations, Article II. Building and Related Construction Codes, Section 6-15 (a), to change the demolition permit fee from \$100 to "n/a", meaning no fee.

**2025-0183** (7/7/25, Jewell, M. Albert)

An ordinance to approve and authorize the execution of a 3-year Cooperative Endeavor Agreement with the Louisiana Department of Energy and Natural Resources (LDENR) for "St. Charles Parish Local Coastal Program Implementation."

**2025-0184** (7/7/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of a Contract with BLD Services, LLC, for the Ormond CN Railway Culverts Project (Project No. P200801), in the amount of \$10,542,425.00.

**2025-0186** (7/7/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of Change Order No. 1 for the Sunset Screen Cleaner Project No. P080905-11C, CPRA Project No. BA-0270, Sunset Screen Cleaner, as part of the West Bank Hurricane Protection Levee Project, to increase contact amount by \$168,945.00 and increase the contract time by twelve (12) calendar days.

**2025-0188** (7/7/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of a Contract with Sealevel Construction, Inc., for Montz Pump Station No. 2 and Drainage Improvements (Project No. P210806), as part of the East Bank West Shore Hurricane Protection Levee system, in the amount of \$18,882,865.00.

**2025-0189** (7/7/25, Jewell, M. Albert)

An ordinance to levy an assessment on the 2024 ad valorem tax bills of property owners that are delinquent in paying outstanding invoices for removal of weeds, grass, etc. in accordance with the St. Charles Parish Code, Chapter 16, Article III, Weeds, Grass, etc. and to levy an assessment on the ad valorem tax bills of property owners that are delinquent in paying outstanding charges incurred for the removal of unsafe structures, trash and debris in accordance with Chapter 16.

**2025-0190** (7/7/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of Amendment No. 2 to Ordinance 21-8-16, which approved a Professional Services Agreement with Duplantis Design Group (DDG), to perform additional engineering services for the Des Allemands Boat Launch (Project No. P210705), to include construction administration and inspection for the construction of the actual Boat Launch, increasing the contract amount by \$381,480.00.

**2025-0191** (7/7/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of Amendment No. 2 to Ordinance 23-12-4, which approved a Professional Services Agreement with Stuart Consulting Group, Inc. for Ormond Center Drainage Improvements (Project No. P190505), in the not to exceed amount of \$153,724.20.

**2025-0192** (7/7/25, Jewell)

An ordinance to reinstate vendor's compensation provisions.

**2025-0193** (7/7/25, Jewell, M. Bingham)

An ordinance approving and authorizing the execution of Amendment No. 3 to Ordinance No. 21-11-4, which approved the Professional Services Agreement with GIS Engineering, LLC, to complete all engineering services for Montz Pump Station No. 2 (Parish Project No. P210806), in the amount not to exceed of \$422,160.00.

PUBLISH: July 10, 17, 2025

### Public Notice

"The Rotary Club of St Charles" is applying to the St. Charles Parish Sheriff's Office for a permit to conduct the **Alligator Festival** at the West Bank Bridge Park, 13825 River Road, Luling, LA 70070 in the Parish of St. Charles. Alcohol will be served at this event.

The time of the event:

Thursday September 25, 2025, 6pm-9pm

Friday September 26, 2025 6pm - 11pm

Saturday September 27, 2025 10am-11pm

Sunday September 28, 2025 11am-9pm

Publish: July 10 & 17, 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 and High** alcoholic content at retail in the Parish of St. Charles at the following address:

**The Red Cup Sports Bar**  
100 James Dr. East  
St Rose, LA 70087

Owner: Darlene L. Jones

PUBLISH: July 10 & 17, 2025

### Public Notice

"Anyone knowing the whereabouts of George Stratikis, please contact Attorney Wendy J. Williams at 1308 Paul Maillard Road, P. O. Box 1378, Luling, La. 70070 or call (985) 308-0510. Important property rights involved."

Publish: & July 17 & 24, 2025

## 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 then (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:

**Kenneth Anthony Champagne**  
320 Monsanto Ave, Luling, LA 70070  
Lot 11  
Block F  
Subdivision: Kellogg Subd.  
Nature of violation: Grass cutting & removal of debris

**Paul J. Suire**  
1009 Kinler St, Luling, LA 70070  
Lot 44  
Block B  
Subdivision: Oak Ridge Park – Lull  
Nature of violation: Grass cutting & removal of debris

**Yolanda Bacchetta Smith**  
304 Coronado Dr, Luling, LA 70070  
Lot 2  
Block 1A  
Subdivision: Coronado Park West  
Nature of violation: Grass cutting & removal of debris

**Thomas L. Tompson**  
111 Bocage Dr, Luling, LA 70070  
Lot 123  
Subdivision: Davis Ptn. Park – Ph  
Nature of violation: Grass cutting & removal of debris

**Emily Hervieu Fritz**  
304 Desoto Dr, Luling, LA 70070  
Lot 30  
Subdivision: Coronado Park Subd.  
Nature of violation: Grass cutting & removal of debris

**George B. Hunter**  
141 JB Green Rd, Des Allemands, LA 70030  
Lot 73-C5  
Block 73  
Subdivision: CDF – Numbered Farm L  
Nature of violation: Grass cutting & removal of debris

**Audrey Williams**  
16689 LA 631, Des Allemands, LA 70030  
Lot 65  
Block 65  
Subdivision: CDF – Numbered Farm L  
Nature of violation: Grass cutting & removal of debris

**John I. Matherne**  
191 Maloney Rd, Des Allemands, LA 70030  
Lot 17  
Subdivision: Maloney's Subd.  
Nature of violation: Grass cutting & removal of debris

**Wadhah M. Alhusseini**  
15146 Hwy 90, Paradis, LA 70080  
Lot 7  
Block D  
Subdivision: Paradis, Town of – Lett  
Nature of violation: Grass cutting & removal of debris

**Davison Marine, LLC**  
203 Early St, Paradis, LA 70080  
Lot 11  
Block G  
Subdivision: Paradis, Town of – Lett  
Nature of violation: Grass cutting & removal of debris

**Angelica Hill**  
132 South Kinler St, Boutte, LA 70039  
Lot 51  
Block 1  
Subdivision: Harlem Heights  
Nature of violation: Grass cutting & removal of debris

**Banks, Oliver Et Els Banks, Tanequin – C/O**  
240 Good Children St, Boutte, LA 70039  
Lot 10-A  
Block B  
Subdivision: Mongrue Subd.  
Nature of violation: Grass cutting & removal of debris

**John Herring**  
184 Audubon Pl, Destrehan, LA 70047  
Block 15  
Subdivision: Destrehan Plantation Estates  
Nature of violation: Grass cutting & removal of debris

**MISR Asset Vehicle, LLC**  
493 Longwood Dr, Destrehan, LA 70047  
Lot 158  
Subdivision: Red Church Ptn. Esta  
Nature of violation: Grass cutting & removal of debris

**Julie Anne Guidry**  
509 Longwood Dr, Destrehan, LA 70047  
Lot 156  
Subdivision: Red Church Ptn. Esta  
Nature of violation: Grass cutting & removal of debris

**Ellis Shorts**  
741 E Easy St, New Sarpy, LA 70047  
Lot 27  
Block 36  
Subdivision: New Sarpy Subd.  
Nature of violation: Grass cutting & removal of debris

**Kenneth Nicholas Lovetro**  
571 Marino Dr, Norco, LA 70079  
Lot 48  
Block A5  
Subdivision: Good Hope Ptn. – E1/2  
Nature of violation: Grass cutting & removal of debris

**Robert Williams**  
213 Barreca St, Norco, LA 70079  
Lot B3  
Block 6  
Subdivision: Good Hope Ptn. – Tra  
Nature of violation: Grass cutting & removal of debris

**Mix Bros. Tank Services, Inc.**  
15956 River Road, Norco, LA 70079  
Lot 1-A  
Subdivision: Diamond Homestead – C  
Nature of violation: Grass cutting & removal of debris

**Deron L. Smith**  
30 East St, Norco, LA 70079  
Lot 1-A  
Block 2  
Subdivision: Diamond Homestead Div  
Nature of violation: Grass cutting & removal of debris

**James Bradley Oubre**  
918 Eighth St, Norco, LA 70079  
Lot 18  
Block 8  
Subdivision: Good Hope Ptn. – Tra  
Nature of violation: Grass cutting & removal of debris

**Norwood Thomas**  
130 Zack Thomas Ln, Montz, LA 70068  
Lot 3698  
Subdivision: Picou Ptn.  
Nature of violation: Grass cutting & removal of debris

**Johnson, Freddie Jr.**  
159 Union Ln, Montz, LA 70068  
Lot 3577  
Subdivision: T 12 S R 7 E  
Nature of violation: Grass cutting & removal of debris

**Wendell Creecy**  
131 Kenner Ln, Montz, LA 70068  
Lot 3391  
Subdivision: 60170003391  
Nature of violation: Grass cutting & removal of debris

**Wendell Creecy**  
133 Kenner Ln, Montz, LA 70068  
Lot 3391  
Subdivision: Frank Oliver Estate  
Nature of violation: Grass cutting & removal of debris

**Willie Taylor**  
164 Kenner Ln, Montz, LA 70068  
Lot 3697  
Nature of violation: Grass cutting & removal of debris

**Victor, Evelina**  
153 Kenner Ln, Montz, LA 70068  
Lot 3722  
Block 11  
Subdivision: T 12 S R 7 E  
Nature of violation: Grass cutting & removal of debris

**Leobaux, George**  
173 Kenner Ln, Montz, LA 70068  
Lot 3600  
Block 11  
Subdivision: T 12 S R 7 E  
Nature of violation: Grass cutting & removal of debris

**Caitlin Ann Roberts**  
171 E Oakland Dr, St. Rose, LA 70087  
Lot 18  
Block 2  
Subdivision: Oakland Estates  
Nature of violation: Grass cutting & removal of debris

**Terrell Alvis Moss**  
424 Turtle Creek Ln, St. Rose, LA 70087  
Lot 42  
Block E  
Subdivision: Preston Hollow  
Nature of violation: Grass cutting & removal of debris

**Charles L. Napp**  
15 Horseshoe Ln, St. Rose, LA 70087  
Lot 4A  
Block 3  
Subdivision: Bar None Ranch Est.  
Nature of violation: Grass cutting & removal of debris

**Rachal M. Tilley**  
159 E Oakland Dr, St. Rose, LA 70087  
Lot 15  
Block 2  
Subdivision: Oakland Estates  
Nature of violation: Grass cutting & removal of debris

**Ethan Vuljoin**  
249 Eisenhower St, St. Rose, LA 70087  
Lot 108  
Block 5  
Subdivision: Almedia Plantation Subd.  
Nature of violation: Grass cutting & removal of debris

**Royal's Grocery & Bar**  
261 First St, St. Rose, LA 70087  
Lot 263  
Block 16  
Subdivision: Elkinsville Subd.  
Nature of violation: Grass cutting & removal of debris

**Lawrence Williams Estate C/O Lynn Lewis Williams**  
214 Second St, St. Rose, LA 70087  
Lot 5  
Block 5  
Subdivision: Elkinsville Subd.  
Nature of violation: Grass cutting & removal of debris

**Donald Thomas Francis**  
105 A Oaklawn Dr, St. Rose, LA 70087  
Lot 32  
Block 4  
Subdivision: St. Rose Terrace Subd.  
Nature of violation: Grass cutting & removal of debris

**PUBLISH: July 17, 2025**

## Public Notice

[Public Notice Announcing Availability  
of a Finding of No Significant Impact](#)

### DEPARTMENT OF AGRICULTURE

#### Rural Development

**American Plant Food River Partners, LLC (APFRP): Notice of Finding of No Significant Impact**

**AGENCY:** Rural Development, USDA

**ACTION:** Notice of Finding of No Significant Impact.

**SUMMARY:** The Rural Business Cooperative Service (RBCS) has made a Finding of No Significant Impact (FONSI) with respect to a request for possible financing assistance to APFRP for the construction of the Project Gumbo Ammonium Sulfate Fertilizer Plant in Jefferson Parish, LA.

**FURTHER INFORMATION:** To obtain copies of the EA and FONSI, or for further information, contact: Kasey Watson, Business & Cooperative Program Specialist, USDA Rural Development, 2229 Boot Hill court, Bozeman, MT 59715, Direct: 406-585-2542, Cell: 406-220-8428, or email at kasey.watson@usda.gov. The EA and FONSI are also available for public review upon request.

**SUPPLEMENTARY INFORMATION:** The proposed project consists of the construction of an Ammonium Sulfate Fertilizer Plant including a facility consisting of processing plant, granulator trains, conveyor line systems, dock, terminal and rail yard encompassed within 40.7 acres. Alternatives considered by RBCS and APFRP include: No action and Preferred Action. The alternatives are discussed in the Project Gumbo Ammonium Sulfate Fertilizer Plant EA. RBCS has reviewed and approved the EA for the proposed project.

The availability of the EA for public review was announced via notice in the following newspaper(s): May 29, 2025 and June 5, 2025 in the St. Charles Herald (St. Charles Parish, LA) as well as on May 28, 2025 and June 4, 2025 in The Times-Picayune (Jefferson Parish, LA). A 30-day comment period was announced in the newspaper notice(s). The EA was also available for public review at the USDA Rural Development office and website as well as APFRP offices. No comments were received.

Based on its EA, commitments made by APFRP, and public comments received, RBCS has concluded that the project would have no significant impact (or no impacts) on Land Use, Water Resources, Coastal Resources, and Cultural Resources and Historical Properties.

A summary of anticipated impacts on Floodplains, Wetlands, Water Resources, Biological Resources, Air Quality, Noise, Transportation, and Health & Human Safety including any mitigation measures deemed necessary to avoid or minimize impacts is outlined in the EA. APFRP is responsible for implementing these measures. The proposed project will have no adverse effect on resources listed or eligible for listing on the National Register of Historic Places. The Agency has also concluded that the proposed project is not likely to affect federally listed threatened and endangered species or designated critical habitat thereof. The proposed project would not disproportionately affect minority and/or low-income populations.

No other potential significant impacts resulting from the proposed project have been identified. Therefore, RBCS has determined that this FONSI fulfills its obligations under the National Environmental Policy Act, as amended (42 U.S.C. 4321 et seq.), the Council on Environmental Quality Regulations (40 CFR §§ 1500-1508), and USDA Rural Development's Environmental Policies and Procedures (7 CFR Part 1970) for its action related to the project.

RBCS is satisfied that the environmental impacts of the proposed project have been adequately addressed. RBCS's federal action would not result in significant impacts to the quality of the human environment, and as such it will not prepare an Environmental Impact Statement for its action related to the proposed project.

Dated: July 1, 2025

**Publish on: July 17, 2025**

## Sheriff's Sale

**SHERIFF'S SALE  
SHERIFF'S OFFICE  
Suit No: (45) 95272-C  
Date: Monday, June 02, 2025  
BANK UNITED N.A  
VS  
WILLIAM CARL PREYER, III  
AND AVENOU  
SOLUTIONS LLC  
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, FEBRUARY 05, 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, JULY 23, 2025, at 10:00 AM., to the last and highest bidder for cash, the following described property, to wit:

ONE CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA IN TOWNSHIP 13 SOUTH, RANGE 21 EAST, SOUTHEASTERN LAND DISTRICT OF LOUISIANA, WEST OF THE MISSISSIPPI RIVER AND SHOWN ON A MAP DATED AUGUST 2, 1927, MADE BY JAMES S. WEBB, C.E., ENTITLED "MAP OF A PORTION OF ELLINGTON PLANTATION", WHICH MAP ERRONEOUSLY REFERS TO THE LAND AS BEING LOCATED IN RANGE 23 EAST, AND ACCORDING TO SAID MAP SAID PORTION OF GROUND IS DESIGNATED AS LOT NO. 2 IN SECTION C, WHICH IS BOUNDED BY MILLING AVENUE, FOURTH STREET, SUGAR HOUSE ROAD AND FIFTH STREET. SAID LOT NO. 2 MEASURES ONE HUNDRED (100) FEET ON FOURTH STREET BY A DEPTH ALONG THE SIDELINE OF LOT NO. 1 OF THREE HUNDRED AND 2/10 (300.2) FEET AND A DEPTH ALONG THE SIDELINE OF LOT NO. 3 OF THREE HUNDRED AND 12/100 (300.12) FEET AND A WIDTH IN THE REAR OF ONE HUNDRED (100) FEET. Which has the address of 304 4Th Street, Luling, LA 70070

And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **TWO HUNDRED AND TWENTY-FOUR THOUSAND ONE HUNDRED AND TWO AND FORTY-TWO (\$224,102.42) 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: June 19, 2025 July 17, 2025 ATTORNEY FOR PLAINTIFF: Amy R. Ortis 3510 N. Causeway Blvd., Suite 600 Metairie, LA 70002 SCSO-CIV-209-0402 GREG CHAMPAGNE-SHERIFF & EX -OFFICIO TAX COLLECTOR ST. CHARLES PARISH**

Sheriff's Sale

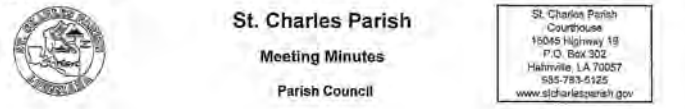
SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 95517-E
Date: Monday, June 02, 2025
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST VS WADE KOEHN AND IRINA TULICH-KOEHN A/K/A IRINAKOEHN GREG CHAMPAGNE, SHERIFF P.O. Box 426

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, MARCH 24, 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, JULY 23, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit: That certain lot or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereon belonging or in anywise appertaining, situated in the Parish of ST. CHARLES, State of Louisiana, in that subdivision known as MAGNOLIA RIDGE RANCHETTES, PHASE 2A, and being designated on the official plan of said subdivision, on file and of record in the office of the Clerk and Recorder of said Parish and State, as LOT NUMBER TWENTY-FIVE (25), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as shown on said subdivision map; 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 THREE THOUSAND NINE HUNDRED AND SEVENTY-ONE AND NINETYEIGHT (\$203,971.98) 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: June 19, 2025 July 17, 2025 ATTORNEY FOR PLAINTIFF: Zachary G. Young 1505 North 19th Street P.O. Box 2867

Monroe, LA 71207
SCSO-CIV-209-0402
GREG CHAMPAGNE-SHERIFF & EX -OFFICIO TAX COLLECTOR
ST. CHARLES PARISH

Public Notice

ORDINANCES ADOPTED AT THE MEETING OF JUNE 16, 2025, COURTHOUSE, HAHNVILLE, HAVE BEEN PUBLISHED AS AN OFFICIAL EXTRACT OF THE MINUTES IN A PREVIOUS EDITION OF THE OFFICIAL JOURNAL.



St. Charles Parish
Meeting Minutes
Parish Council
Final
Council Chairman Holly Fonseca
Councilmembers Michael A. Mobley, La Sandra D. Wilson, Heather Skiba, Walter Pilié, Willie Comardelle, Michelle O'Daniels, Bob Fisher, Michele deBruler

Monday, June 16, 2025 6:00 PM Council Chambers, Courthouse

ATTENDANCE
Present: 8 - Michael A. Mobley, Holly Fonseca, La Sandra D. Wilson, Heather Skiba, Walter Pilié, Willie Comardelle, Michelle O'Daniels, and Bob Fisher
Absent: 1 - Michele deBruler

Also Present
Legal Services Director Corey Oubre, Legal Services Assistant Director Robert Raymond, Chief Administrative Officer Mike Palamona, Deputy Chief Administrative Officer Samantha de Castro, Chief Operations Officer Darrin Duha, Executive Director of Technology and Cybersecurity Anthony Ays, Finance Director Grant Dussom, Emergency Preparedness Director Jason Tastet, Public Works Director Miles Bingham, Planning & Zoning Director Michael Albert, Parks and Recreation Director Duane Forest

CALL TO ORDER
PRAYER / PLEDGE
Pastor Cody Cunningham
First Baptist Church, Luling

APPROVAL OF MINUTES
A motion was made by Councilmember Skiba, seconded by Councilmember Comardelle, to approve the minutes from the regular meeting of June 2, 2025. The motion carried by the following vote:
Yes: 8 - Mobley, Fonseca, Wilson, Skiba, Pilié, Comardelle, O'Daniels and Fisher
Nay: 0
Absent: 1 - deBruler

SPECIAL BUSINESS (PROCLAMATIONS, CANVASS RETURNS, ETC.)
2025-0185
In Memoriam: Justice Harry Thomas Lemmon
Sponsors: Ms. Fonseca
Chairman Fonseca requested that File No. 2025-0185 be deferred until later in the meeting.
Deferred
2025-0166
Proclamation: "249th Anniversary of American Independence"
Sponsors: Mr. Jewell
Read
2025-0165
In Memoriam: Justice Harry Thomas Lemmon
Sponsors: Ms. Fonseca
Mr. Jake Lemmon spoke on the matter.
Councilwoman O'Daniels spoke on the matter.
Read

REPORTS (FINANCE AND ADMINISTRATIVE ACTIVITIES)
2025-0167
Department of Emergency Preparedness and Hurricane Preparedness
Emergency Preparedness Director Jason Tastet reported.
Councilman Pilié spoke on the matter.
Mr. Tastet spoke on the matter.
Councilwoman O'Daniels spoke on the matter.
Reported
2025-0168
Parish President Remarks/Report
Sponsors: Mr. Jewell
Chairman Fonseca stated there will not be a Parish President Remarks/Report tonight.
Not Reported

IN ACCORDANCE WITH ARTICLE IV, SECTION B OF THE HOME RULE CHARTER, CHAIRMAN FONSECA AUTHORIZED THAT THE ORDINANCES, HAVING BEEN PRESENTED FOR INTRODUCTION, DISTRIBUTED TO COUNCIL MEMBERS AND THE PARISH PRESIDENT, AND NOT REJECTED BY TWO-THIRDS OF THE COUNCIL MEMBERS, ARE TO BE PUBLISHED IN SUMMARY FORM AS FOLLOWS IN THE OFFICIAL JOURNAL WITH NOTICE OF PUBLIC HEARING TO BE HELD ON MONDAY, JULY 7, 2025, 6:00 P.M., COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE, TO BE CONSIDERED FOR FINAL PASSAGE:
2025-0169
An ordinance authorizing the issuance by the Parish of St. Charles, State of Louisiana of its Taxable Limited Tax Bond (DEQ) in an amount not to exceed Ten Million Dollars (\$10,000,000) and providing for other matters in connection therewith.
Sponsors: Mr. Jewell, Bond Counsel, Foley & Judell and LLP
Publish/Scheduled for Public Hearing to the Parish Council on July 7, 2025
2025-0170
An ordinance to amend the Code of Ordinances to revise Chapter 15, Motor Vehicles and Traffic, Section 15-9. Speed Limits (a) to provide an exception to the Twenty-five (25) Miles Per Hour Speed Limit, to lower the speed limit throughout Highland Estates Subdivision in Norco, from the corner of Fourth Street and Spruce Street including Wild Rose Drive and Honeysuckle Drive to be twenty (20) miles per hour and Mistatoo Drive to be fifteen (15) miles per hour.
Sponsors: Mr. Fisher
Publish/Scheduled for Public Hearing to the Parish Council on July 7, 2025
2025-0171
An ordinance to approve a purchase and/or expropriate from property owned by H.A.A. Construction, LLC to St. Charles Parish located at 706 Paul Frederick Street, Luling, Louisiana.
Sponsors: Mr. Jewell and Department of Public Works
Publish/Scheduled for Public Hearing to the Parish Council on July 7, 2025
2025-0172
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 along the median on South Fashion Boulevard beginning at Vial Canal and ending at Union Drive in Hahnville.
Sponsors: Ms. Fonseca
Publish/Scheduled for Public Hearing to the Parish Council on July 7, 2025

ORDINANCES SCHEDULED FOR PUBLIC HEARING (INTRODUCED AT PREVIOUS MEETING)
2025-0162
An ordinance to approve and authorize the Parish President to execute an Act of Sale from Anthony J. Zeller, Sr. for the purchase of property designated as Lot 16, Block C, Oak Ridge Park Subdivision (Parcel Assessment No. 103200C00016), for the Kinter and Paul Frederick Roadway and Drainage Improvements.
Sponsors: Mr. Jewell and Department of Public Works
Reported:
Public Works Department Recommended: Approval
Legal Services Director Corey Oubre spoke on the matter.
Public Hearing Requirements Satisfied

Yes: 0
Nay: 0
Absent: 1 - deBruler

Council Discussion
Public Works Director Miles Bingham spoke on the matter.
VOTE ON THE PROPOSED ORDINANCE
Yes: 8 - Mobley, Fonseca, Wilson, Skiba, Pilié, Comardelle, O'Daniels and Fisher
Nay: 0
Absent: 1 - deBruler
Enactment No: 25-5-8

2025-0163
An ordinance to approve and authorize the Parish President to execute an Act of Sale from HX3, LLC for a portion of Lot B-41, Boutte Estates Subdivision, bearing municipal address 150 Boutte Estates Drive, Boutte, in the amount of \$5,225.00.
Sponsors: Mr. Jewell and Department of Public Works
Reported:
Public Works Department Recommended: Approval
Legal Services Assistant Director Robert Raymond spoke on the matter.
Public Hearing Requirements Satisfied

VOTE ON THE PROPOSED ORDINANCE
Yes: 6 - Mobley, Fonseca, Wilson, Skiba, Pilié, Comardelle, O'Daniels and Fisher
Nay: 0
Absent: 1 - deBruler
Enactment No: 25-5-9

APPOINTMENTS
2025-0164
A resolution appointing a member to the St. Charles Parish Civil Service Board.
Vacancy Announced

ADJOURNMENT
A motion was made by Councilmember Skiba, seconded by Councilmember Fisher, to adjourn the meeting at approximately 6:37 pm. The motion carried by the following vote:
Yes: 8 - Mobley, Fonseca, Wilson, Skiba, Pilié, Comardelle, O'Daniels and Fisher
Nay: 0
Absent: 1 - deBruler

I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE.
Michelle Impastato
Michelle Impastato
Council Secretary

Publish on: July 17, 2025

Public Notice

THE FOLLOWING ORDINANCES AND RESOLUTIONS ARE AN OFFICIAL EXTRACT FROM THE MINUTES OF THE MEETING OF THE PARISH COUNCIL OF THE PARISH OF ST. CHARLES HELD MONDAY, JULY 7, 2025, COUNCIL CHAMBERS, COURTHOUSE, HAHNVILLE, LOUISIANA. THE COMPLETE TEXT OF THE ATTACHMENTS TO THESE DOCUMENTS IS AVAILABLE FOR PUBLIC REVIEW AT THE PARISH COUNCIL OFFICE, COURTHOUSE, HAHNVILLE.

2025-0169
INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT (BOND COUNSEL)
25-7-1
ORDINANCE NO.
An ordinance authorizing the issuance by the Parish of St. Charles, State of Louisiana of its Taxable Limited Tax Bond (DEQ) in an amount not to exceed Ten Million Dollars (\$10,000,000) and providing for other matters in connection therewith.

WHEREAS, the St. Charles Parish Council (the "Parish Council"), acting as the governing authority of the Parish of St. Charles, State of Louisiana (the "Parish") currently levies and collects on a 2.07 mills tax authorized at an election held on May 2, 2015 (such rate being subject to adjustment from time to time due to reassessment), which the Parish is authorized to impose and collect through 2044 (the "Tax"), pursuant to the following proposition:

MILLAGE PROPOSITION
Shall the Parish of St. Charles, State of Louisiana (the "Parish") levy a special tax of two and two-tenths (2.20) mills (the "Tax") on all property subject to taxation in the Parish (an estimated \$2,640,000 reasonably expected at this time to be collected from the levy of the tax for an entire year), for a period of 30 years, beginning with the year 2015 and ending with the year 2044, for the purpose of paying any costs associated with acquiring, constructing, improving, maintaining and operating wastewater facilities and systems in the Parish, including those owned and operated by Consolidated Waterworks and Wastewater District No. 1 of the Parish of St. Charles, Louisiana, provided that said Tax shall not be levied in any year to the extent such levy would cause the combined millage levied to pay debt service on the Parish's General Obligation Refunding Bonds, Series 2012, and the millage from the Tax to total more than 2.20 mills in such year, adjusted as provided in the Louisiana Constitution?
WHEREAS, the proceeds of the Tax that the Parish expects to receive in calendar year 2025 totals approximately \$5,600,000; and,
WHEREAS, this Parish Council desires to issue a not to exceed \$10,000,000 Taxable Limited Tax Bond (DEQ) of the Parish (the "Bond"), payable from and secured by an irrevocable pledge and dedication of the revenues of the Tax, under the authority conferred by Part II of Chapter 4 of Subtitle II of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority (the "Act"), for the purpose of acquiring, constructing and improving wastewater facilities and systems in the Parish, including those owned and operated by Consolidated Waterworks and Wastewater District No. 1 of the Parish of St. Charles, Louisiana, and paying the cost of issuance; and,

WHEREAS, the United States of America, pursuant to the Clean Water Act of 1972, as amended by the Water Quality Act of 1987, specifically Subchapter VI, Chapter 26 of Title 33 of the United States Code (the "Federal Act"), is authorized to make capitalization grants to states to be used for the purpose of establishing a water pollution control revolving fund for providing assistance (i) for construction of treatment works (as defined in Section 1292 of the Federal Act) which are publicly owned, (ii) for implementing a management program under Section 1329 of the Federal Act, and (iii) for developing and implementing a conservation and management plan under Section 1330 of the Federal Act; and,
WHEREAS, the State of Louisiana (the "State"), pursuant to Subtitle II, Chapter 14 of Title 30 of the Louisiana Revised Statutes of 1950, as amended, specifically La. R.S. 30:2301, et seq. (the "State Act"), has established a Clean Water State Revolving Fund (the "State Revolving Fund") in the custody of the Louisiana Department of Environmental Quality (the "Department") to be used for the purpose of providing financial assistance for the improvement of wastewater treatment facilities in the State, as more fully described in Section 2302 of the State Act, and has authorized the Department to administer the State Revolving Fund in accordance with applicable federal and state law; and,

WHEREAS, the Parish has made application to the Department for a loan from the State Revolving Fund to finance a portion of the costs of the Project and the Department has approved the Parish's application for such loan; and,
WHEREAS, the Bond will be issued to represent the Parish's obligation to repay the loan from the State Revolving Fund; and,
WHEREAS, the Parish desires to fix the details necessary with respect to the issuance, sale and delivery of the Bond, and to provide for the authorization and issuance thereof, as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED by the St. Charles Parish Council, acting as the governing authority of the Parish, that:
SECTION 1. Definitions. As used herein, the following terms shall have the following meanings, unless the context otherwise requires:
"Act" means Part II of Chapter 4 of Subtitle II of Title 39 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority.
"Additional Parity Bonds" shall mean any pari passu additional bonds that may hereafter be issued pursuant to Section 17 hereof on a parity with the Bonds.
"Administrative Fee" means the annual fee equal to one-half of one percent (0.50%) per annum of the outstanding principal amount of the Bond, or such lesser amount as the Department may approve from time to time, which shall be payable each year in two equal semi-annual installments on each Interest Payment Date.

"**Authorized Officers**" means, collectively, the Parish President and Council Secretary, or such other person or persons authorized pursuant to a resolution or ordinance of the Parish Council to act as an authorized officer of the Parish to perform any act or execute any document relating to the Loan, the Bond or the Loan Agreement.

"**Bond**" or "**Bonds**" means the Parish's Taxable Limited Tax Bond (DEQ) authorized by this Bond Ordinance in the total aggregate principal amount of not exceeding Ten Million Dollars (\$10,000,000), and any bond or all bonds of said issue, whether initially delivered or issued in exchange for, upon transfer of, or in lieu of any previously issued.

"**Bond Ordinance**" means this ordinance authorizing the issuance of the Bonds.

"**Bond Register**" means the registration books of the Paying Agent, in which registration of the Bonds and transfers of the Bonds shall be made as provided herein.

"**Bond Year**" means the one-year period ending on each Principal Payment Date.

"**Business Day**" means a day of the year on which banks located in the City of New Orleans are not required or authorized to remain closed and on which the New York Stock Exchange is not closed.

"**Commitment Agreement**" means an agreement between the Department and the Parish setting forth the Department's obligation to make the Loan and conditions of the Parish's obligation regarding the Loan and the delivery of the Bonds, a copy of which is on file in the Council Secretary's office.

"**Completion Date**" means the earlier of (i) the date of the final disbursement of the purchase price of the Bonds to the Parish, or (ii) the date the operation of the Project is initiated or capable of being initiated, as certified by an Authorized Officer in accordance with the Loan Agreement.

"**Department**" means the Louisiana Department of Environmental Quality, an executive department and agency of the State of Louisiana, and any successor to the duties and functions thereof.

"**Fiscal Year**" means the Parish's one-year accounting period determined from time to time by the Parish Council as the fiscal year of the Parish, currently being the year ending each December 31st.

"**Government Securities**" means direct obligations of, or obligations the timely payment of the principal of and interest on which are fully and unconditionally guaranteed by the United States of America, which are non-callable prior to their maturity and may be United States Treasury Obligations such as the State and Local Government Series and may be in book entry form.

"**Interest Payment Date**" means each March 1 and September 1, commencing on the date set forth in the Bond.

"**Loan**" means the loan made by the Department from the Clean Water State Revolving Fund to the Parish pursuant to the Loan Agreement, the obligation to repay which Loan is evidenced by the Bonds.

"**Loan Agreement**" means the Loan and Pledge Agreement to be entered into by and between the Department and the Parish in connection with the delivery of the Bonds, in substantially the form presented at this meeting, which will contain certain additional terms and agreements relating to the Bonds and the Project, as it may be supplemented or amended from time to time in accordance with the provisions thereof.

"**Outstanding**" when used with respect to Bonds means, as of the date of determination, all Bonds or portions thereof theretofore issued and delivered under this Bond Ordinance, except:

- Bonds theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation;
- Bonds for whose payment or redemption sufficient funds have been theretofore paid to or deposited in trust for the Owners of such Bonds as provided in Section 22 herein;
- Bonds in exchange for or in lieu of which other Bonds have been registered and delivered pursuant to this Bond Ordinance; and
- Bonds alleged to have been mutilated, destroyed, lost or stolen which have been paid as provided in this Bond Ordinance.

"**Outstanding Parity Bonds**" collectively, means the Parish's outstanding (i) Taxable Limited Tax Bond, Series 2017, and (ii) Taxable Limited Tax Bond, Series 2022.

"**Outstanding Parity Bond Ordinance**" means the ordinances adopted by the Parish Council authorizing the issuance of the Outstanding Parity Bonds.

"**Owner**" or "**Owners**" when used with respect to any Bond means the Person in whose name such Bond is registered with the Council Secretary of the Parish.

"**Parish**" means the Parish of St. Charles, State of Louisiana, a political subdivision of the State of Louisiana, and its successors or assigns.

"**Parish Council**" means the St. Charles Parish Council.

"**Paying Agent**" means the Chief Financial Officer of the Parish, until a successor Paying Agent shall have assumed such responsibilities pursuant to this Bond Ordinance.

"**Person**" means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof.

"**Principal Payment Date**" means each March 1 (or such other annual payment date as may be approved by the Authorized Officers in the manner set forth in Section 2), commencing not later than one year after the completion of the Project and the final payment date to fall not later than March 1, 2045.

"**Purchaser**" means the Department, being the original purchaser of the Bonds.

"**Project**" means the acquisition, construction and improvement of wastewater facilities and systems in the Parish, including those owned and operated by Consolidated Waterworks and Wastewater District No. 1 of the Parish of St. Charles, Louisiana.

"**Record Date**" for the interest payable on any Interest Payment Date means the 15th calendar day of the month next preceding such Interest Payment Date, whether or not such day is a Business Day.

"**Tax**" means the 2.07 mills tax authorized at an election held on May 2, 2015 (such rate being subject to adjustment from time to time due to reassessment), which the Parish is authorized to impose and collect through 2044.

**SECTION 2. Authorization of Bonds.** In compliance with and under the authority of the Act, and other constitutional and statutory authority, there is hereby authorized the incurring of an indebtedness of not exceeding Ten Million Dollars (\$10,000,000) for, on behalf of and in the name of the Parish, for the purpose of financing the Project and for paying costs of issuance of the Bonds. To represent the said indebtedness, the Parish does hereby authorize the issuance of its Taxable Limited Tax Bond (DEQ) in an amount not to exceed Ten Million Dollars (\$10,000,000). The Bonds shall be initially issued in the form of a single fully registered Bond numbered R-1, shall be dated the date of delivery thereof and shall be in substantially the form attached hereto as **Exhibit A**.

The Authorized Officers may approve a series designation for the Bonds in their sole discretion.

The Bonds shall mature no later than March 1, 2045, and each annual installment shall be due as set forth in the Loan Agreement and the Bond.

The unpaid principal of the Bonds shall bear interest from the date thereof, or the most recent Interest Payment Date to which interest has been paid or duly provided for, at the rate of forty-five hundredths of one percent (0.45%) per annum, said interest to be calculated on the basis of a 360-day year consisting of twelve 30-day months and payable on each Interest Payment Date. Interest on the Bonds on any Interest Payment Date shall be payable only on the aggregate amount of the purchase price which shall have been paid theretofore to the Parish and is outstanding and shall accrue with respect to each purchase price installment only from the date of payment of such installment.

In addition to interest at the rate set forth above, at any time that the Department owns the Bonds the Parish will pay the Administrative Fee to the Department on each Interest Payment Date. In the event (i) the Department owns any Bonds or the Department has pledged or assigned any Bonds in connection with its Clean Water State Revolving Fund and (ii) the Administrative Fee payable by the Parish to the Department under the terms of the Loan Agreement is declared illegal or unenforceable by a court or an administrative body of competent jurisdiction, the interest rate borne by the Bonds shall be increased by one-half of one percent (0.50%) per annum, effective as of the date declared to be the date from which the Administrative Fee is no longer owed because of such illegality or unenforceability. The Administrative Fee shall be calculated in the same manner as interest on the Bonds.

**SECTION 3. Prepayment.** The principal installments of the Bonds are subject to prepayment at the option of the Parish at any time, in whole or in part, at a prepayment price of par plus accrued interest and accrued Administrative Fee, if any, to the prepayment date and in such case the remaining principal of the Bonds shall continue to mature in installments calculated using the percentages shown in Section 2 above. Official notice of such call for prepayment shall be given by means of first class mail, postage prepaid by notice deposited in the United States Mail not less than 20 days prior to the prepayment date addressed to the Owner of each Bond to be prepaid at his address as shown on the registration records of the Paying Agent, which notice may be waived by any owner. In the event a portion of the Bonds is to be prepaid, such Bonds shall be surrendered to the Paying Agent, who shall note the date and amount of such prepayment in the space provided therefor on the Bonds.

**SECTION 4. Security for Payment of Bonds.** The Bonds shall be secured by and payable from a pledge and dedication of the avails or proceeds of the Tax. This Parish Council does hereby obligate itself and its successors in office to continue to impose and collect the Tax annually in each year through 2044 and does hereby irrevocably and inalienably dedicate, appropriate and pledge the revenues derived and to be derived from the assessment, levy and collection of the Tax to the payment of the Bonds.

**SECTION 5. Bond Ordinance a Contract.** The provisions of this Bond Ordinance shall constitute a contract between the Parish and the Owner or Owners from time to time of the Bonds, and any Owner may either at law or in equity, by suit, action, mandamus or other proceedings, enforce and compel the performance of all duties required to be performed by the Parish as a result of issuing the Bonds.

**SECTION 6. Sale and Delivery of Bonds.** The Bonds are hereby awarded to and sold to the Department at a price of par plus accrued interest, if any, under the terms and conditions set forth in the Loan Agreement, and after their execution the Bonds shall be delivered to the Department or its agents or assigns, upon receipt by the Parish of the agreed first advance of the purchase price of the Bonds. Pursuant to the Act, the Parish has determined to sell the Bonds at a private sale without necessity of publication of a notice of sale. It is understood that the purchase price of the Bonds will be paid by the Department to the Parish in installments, in the manner and under the terms and conditions set forth in the Loan Agreement.

**SECTION 7. Manner of Payment.** The principal and interest on the Bonds will be payable by check mailed to the Owner (determined as of the Interest Payment Date) at the address shown on the registration books kept by the Paying Agent for such purpose, provided that payment of the final installment of principal on the Bonds shall be made only upon presentation and surrender of the Bonds to the Paying Agent.

**SECTION 8. Execution of Bonds and Documents.** The Authorized Officers are each hereby empowered, authorized and directed to do any and all things necessary and incidental to carry out all of the provisions of this Bond Ordinance, to execute and deliver the Loan Agreement, and to cause the Bonds to be prepared and/or printed, to issue, execute and seal the Bonds and to effect delivery thereof as hereinafter provided.

In connection with the issuance and sale of the Bonds, the Authorized Officers are each authorized, empowered and directed to execute on behalf of the Parish such additional documents, certificates and instruments as they may deem necessary, upon the advice of counsel, to effect the transactions contemplated by this Bond Ordinance, including a Commitment Agreement with the Department. The signatures of said officers on such documents, certificates and instruments shall be conclusive evidence of the due exercise of the authority granted hereunder.

**SECTION 9. Registration.** The Parish shall cause the Bond Register to be kept at the principal office of the Paying Agent in which registration of the Bonds and transfers of the Bonds shall be made as provided herein. The Bonds may be transferred, registered and assigned only on the Bond Register, and such registration shall be at the expense of the Parish. The Bonds may be assigned by the execution of an assignment form on the Bonds or by other instruments of transfer and assignment acceptable to the Paying Agent. A new Bond will be delivered by the Paying Agent to the last assignee (the new Owner) in exchange for such transferred and assigned Bond after receipt of the Bond to be transferred in proper form.

**SECTION 10. Effect of Registration.** The Parish, the Paying Agent, and any agent of either of them may treat the Owner in whose name any Bond is registered as the Owner of such Bond for the purpose of receiving payment of the principal (and redemption price) of and interest on such Bond and for all other purposes whatsoever, and to the extent permitted by law, neither the Parish, the Paying Agent, nor any agent of either of them shall be affected by notice to the contrary.

**SECTION 11. Recital of Regularity.** This Parish Council, having investigated the regularity of the proceedings had in connection with this issue of Bonds, and having determined the same to be regular, the Bonds shall contain the following recital, authorized by and having the effect set forth in R.S. 39:507, to wit:

"It is certified that this indebtedness is authorized by and is issued in conformity with the requirements of the Constitution and statutes of Louisiana."

**SECTION 12. Deposit of Bond Proceeds.** The proceeds derived from the sale of the Bonds shall constitute a trust fund to be used exclusively for the purposes for which the Bonds are herein authorized to be issued, but the purchaser of the Bonds shall not be obliged to see to the application thereof. All of the proceeds derived from the sale of the Bonds, which shall be paid in installments by the Department in the manner set forth in the Loan Agreement, shall be deposited by the Parish in a Construction Fund (the "**Construction Fund**"), hereby created. The funds in the Construction Fund and any investment earnings thereon shall be used solely for the purpose of paying costs of the Project, in the manner set forth in the Loan Agreement, and costs of issuance.

**SECTION 13. Davis-Bacon Wage Rate Requirements.** The Parish agrees that all laborers and mechanics employed by contractors and subcontractors on the portion of the project that is funded in whole or in part with the Bonds purchased by the Department shall be paid wages at rates not less than those prevailing on projects of a character similar in the locality of the Parish as determined by the Clerk of the United States Department of Labor ("**DOL**") in accordance with Subchapter IV of Chapter 31 of Title 40, United States Code. DOL provides all pertinent information related to compliance with the foregoing requirements, including prevailing wage rates and instructions for reporting. The Parish will ensure that all construction contracts relating to the portion of the Project that is funded in whole or in part with Bonds purchased by the Department will require that the contractor comply with the aforesaid wage and reporting requirements. This section shall not apply to situations where the Parish may perform construction work using its own employees rather than any contractor or subcontractor.

**SECTION 14. Sinking Fund.** (a) For the payment of the principal of and the interest on the Bonds, the Outstanding Parity Bonds, and any Additional Parity Bonds, there has been created a special fund known as "**Limited Tax Bonds (2017) Sinking Fund**" (the "**Sinking Fund**"), said Sinking Fund having been established and maintained with the regularly designated fiscal agent bank of the Parish. The Parish shall deposit in the Sinking Fund the first revenues received each year from the levy of the Tax and shall continue to deposit all revenues of the Tax into the Sinking Fund until such time as the Sinking Fund contains sufficient funds to pay all principal and interest payments due on the Bonds, the Outstanding Parity Bonds, and any Additional Parity Bonds in the calendar year immediately following the applicable tax roll year (for example, 2025 taxes will be accumulated and used to pay debt service due in calendar year 2026). Said fiscal agent bank or banks shall make available from the Sinking Fund to the Paying Agent at least one (1) day in advance of each Interest Payment Date funds fully sufficient to pay promptly the principal and/or interest falling due on such date.

(b) It shall be specifically understood and agreed, however, and this provision shall be a part of this contract, that after funds have actually been set aside out of the revenues of the Tax for each tax roll year sufficient to pay the principal and interest on the Bonds, the Outstanding Parity Bonds and any Additional Parity Bonds for the ensuing calendar year, and all required amounts have been deposited in the aforesaid Sinking Fund, then any excess of annual revenues of the Tax remaining for that tax roll year shall be free for expenditure by the Parish for the purposes for which the Tax was authorized by the voters.

(c) All moneys deposited with the regularly designated fiscal agent bank or banks of the Parish or the Paying Agent under the terms of this Bond Ordinance shall constitute sacred funds for the benefit of the Owner of the Bonds, and shall be secured by said fiduciaries at all times to the full extent thereof in the manner required by law for the securing of deposits of public funds.

(d) All or any part of the moneys in the Sinking Fund shall, at the written request of the Parish, be invested in accordance with the provisions of the laws of the State of Louisiana, and any interest earnings on the Sinking Fund shall be credited to the Sinking Fund.

**SECTION 15. Notification of Deficiencies.** As required by La. R.S. 39:510 the Parish will notify the State Bond Commission in writing, whenever (i) any required deposit to the Debt Service Fund has not been made within five business days of when due or (ii) the principal, interest, premium, or any other payment due on the Bonds (including the Administrative Fee) has not been made within five business days of when due.

**SECTION 16. Reserved.**

**SECTION 17. Issuance of Refunding and Additional Parity Bonds.** All of the Outstanding Parity Bonds and the Bonds shall enjoy complete parity of lien on the Tax revenues and moneys in the Sinking Fund. The Parish, acting through its governing authority, hereby covenants that it will issue no other bonds or obligations of any kind or nature payable from or enjoying a lien on the Tax revenues or moneys in the Sinking Fund having priority over or parity with the Bonds and the Outstanding Parity Bonds, except that Additional Parity Bonds may hereafter be issued on a parity with the Bonds and the Outstanding Parity Bonds under the following conditions:

- The Bonds, the Outstanding Parity Bonds, or any part thereof, including interest, may be refunded, and the refunding bonds so issued shall enjoy complete equality of lien with the portion of the Bonds or the Outstanding Parity Bonds which is not refunded, if there be any, and the refunding bonds shall continue to enjoy whatever priority of lien over subsequent issues may have been enjoyed by the Bonds or the Outstanding Parity Bonds refunded; provided, however, that if only a portion of the Bonds or the Outstanding Parity Bonds outstanding is so refunded and the refunding bonds require total principal and interest payments during any Bond Year in excess of the principal and interest which would have been required in such year to pay the Bonds or the Outstanding Parity Bonds refunded thereby, then such Bonds or the Outstanding Parity Bonds may not be refunded without the consent of the owners of the unrefunded portion of the Bonds or the Outstanding Parity Bonds.
- Additional Parity Bonds may also be issued on parity with the Bonds, the Outstanding Parity Bonds, and any outstanding Additional Parity Bonds if all of the following conditions are met:
  - The anticipated avails or proceeds of the Tax in the calendar year in which the additional bonds are to be issued, as reflected in the budget adopted by the Parish in effect as of January 1 of such calendar year, must be at least 1.35 times the combined principal and interest requirements for any future calendar year on the Bonds, the Outstanding Parity Bonds, any outstanding Additional Parity Bonds and the Additional Parity Bonds to be issued.
  - There must be no delinquencies in the payments required to be made into the Sinking Fund established in Section 14 hereof.
  - The existence of the facts required by paragraphs (i) and (ii) above must be determined and certified to by the chief financial officer of the Parish, or by an independent firm of certified public accountants.
  - The proceeds of the Additional Parity Bonds must be used solely for the making of one or more of the capital improvements permitted by the proposition(s) authorizing the levy and collection of the Tax, or for refunding prior bonds issued for such purposes.
  - No Additional Parity Bonds may be issued if any event of default under this Bond Ordinance shall have occurred and be continuing.
  - The Additional Parity Bonds shall be payable annually as to principal on the same Principal Payment Date as the Bonds and payable as to interest semi-annually on the same Interest Payment Dates as the Bonds, or shall be payable in monthly installments of principal and interest.

**SECTION 18. Rights of Bondholders: Appointment of Receiver in Event of Default.** The Owners from time to time shall be entitled to exercise all rights and powers for which provision is made in the laws of the State of Louisiana. Any Owners or any

trustee acting for such Owners in the manner hereinafter provided, may, either at law or in equity, by suit, action, mandamus or other proceeding in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State of Louisiana, or granted and contained in this Bond Ordinance, and may enforce and compel the performance of all duties required by this Bond Ordinance, or by any applicable statutes to be performed by the Parish or by any agency, board or officer thereof, and in general to take any action necessary to most effectively protect the right of the Owners.

**SECTION 19. Audit Requirements.** The Parish will establish and maintain adequate financial records as required by the laws of the State governing financial record-keeping by political subdivisions and in accordance with generally accepted accounting principles ("GAAP") and will make these and the following records and reports available to the Owners or their authorized representatives upon request.

The Parish will cause an audit of its financial statements to be made by an independent firm of certified public accountants in accordance with the requirements of Chapter 8 of Title 24 of the Louisiana Revised Statutes of 1950, as amended, and for so long as the Department owns the Bonds, or any part thereof, in accordance with the requirements of the Single Audit Act Amendments of 1996 and OMB's Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (2 CFR 200, Subpart F), and Section 66.458 of the Catalog of Federal Domestic Assistance (CFDA #66.458 - Capitalization Grants for State Revolving Funds), if applicable. Upon completion, the Parish shall file a copy of such audited financial statements with any Owner requesting same.

**SECTION 20. Fidelity Bonds for Officers and Employees.** So long as any of the Bonds are outstanding and unpaid, the Parish shall require all of its officers and employees who may be in a position of authority or in possession of money derived from the collection of the Tax, to obtain or be covered by a blanket fidelity or faithful performance bond, or independent fidelity bonds written by a responsible indemnity company in amounts adequate to protect the Parish from loss.

**SECTION 21. Discharge of Bond Ordinance.** If the Parish shall pay or cause to be paid, or there shall be paid to the Owners, the principal of and interest on the Bonds, at the times and in the manner stipulated in this Bond Ordinance in full for all amounts due and owing, then the pledge of the Tax revenues or any other money, securities, and funds pledged under this Bond Ordinance and all covenants, agreements, and other obligations of the Parish to the Owners shall thereupon cease, terminate, and become void and be discharged and satisfied.

**SECTION 22. Defeasance.** Bonds or interest installments for the payment or redemption of which money shall have been set aside and shall be held in trust (through deposit by the Parish of funds for such payment or redemption or otherwise) at the maturity or redemption date thereof shall be deemed to have been paid within the meaning and with the effect expressed above in this Section, if they have been defeased pursuant to Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, as amended, or any successor provisions thereto.

**SECTION 23. Cancellation of Bonds.** All Bonds paid or prepaid either at or before maturity, together with all bonds purchased by the Parish, shall thereupon be promptly cancelled by the Paying Agent. The Paying Agent shall thereupon promptly furnish to the Chief Financial Officer of the Parish an appropriate certificate of cancellation.

**SECTION 24. Lost, Destroyed or Improperly Cancelled Bonds.** Lost, destroyed or improperly cancelled Bonds may be replaced in the manner set forth in La. R.S. 39:515. In case any such lost, destroyed or improperly cancelled Bond has become or is about to become due and payable, the Parish in its discretion may, instead of issuing a new Bond, pay such Bond.

**SECTION 25. Successor Paying Agent; Paying Agent Agreement.** The Parish will at all times maintain a Paying Agent for the performance of the duties hereunder for the Bonds. The designation of the initial Paying Agent in this Bond Ordinance is hereby confirmed and approved. The Parish reserves the right to appoint a successor Paying Agent by (a) filing with the Person then performing such function a certified copy of a resolution or ordinance giving notice of the termination and appointing a successor and (b) causing notice to be given to each Owner. Every successor Paying Agent appointed hereunder shall at all times be an officer of the Parish or a bank or trust company organized and doing business under the laws of the United States of America or of any state, authorized under such laws to exercise trust powers, and subject to supervision or examination by Federal or State authority. The Authorized Officer are hereby authorized and directed to execute an appropriate agreement with any subsequent Paying Agent for and on behalf of the Parish in such form as may be satisfactory to said officers, the signatures of said officers on such Agreement to be conclusive evidence of the due exercise of the authority granted hereunder. No resignation or removal of the Paying Agent shall become effective until a successor has been appointed and has accepted the duties of Paying Agent.

**SECTION 26. Notices to Owners.** Whenever this Bond Ordinance provides for notice to Owners of any event, such notice shall be sufficiently given (unless otherwise herein expressly provided) if in writing and mailed, first class postage prepaid, to each Owner of such Bonds, at the address of such Owner as it appears in the Bond Register. In any case where notice to Owners is given by mail, neither the failure to mail such notice to any particular Owner, nor any defect in any notice so mailed, shall affect the sufficiency of such notice with respect to all other Bonds. Where this Bond Ordinance provides for notice in any manner, such notice may be waived in writing by the Owner entitled to receive such notice, either before or after the event, and such waiver shall be the equivalent of such notice. Waivers of notice by Owners shall be filed with the Paying Agent, but such filing shall not be a condition precedent to the validity of any action taken in reliance upon such waiver.

**SECTION 27. Publication; Peremption.** This Bond Ordinance shall be published one time in the official journal of the Parish, or if there is none, in a newspaper having general circulation in the Parish. It shall not be necessary to publish the exhibits to this Bond Ordinance but such exhibits shall be made available for public inspection at the offices of the Parish Council at reasonable times and such fact must be stated in the publication within the official journal. For a period of thirty days after the date of such publication any persons in interest may contest the legality of this Bond Ordinance and any provisions herein made for the security and payment of the Bonds. After such thirty day period no one shall have any cause or right of action to contest the regularity, formality, legality, or effectiveness of this Bond Ordinance and the provisions hereof or of the Bonds authorized hereby for any cause whatsoever. If no suit, action, or proceeding is begun contesting the validity of the Bonds authorized pursuant to this Bond Ordinance within the thirty days herein prescribed, the authority to issue the Bonds or to provide for the payment thereof, and the legality thereof, and all of the provisions of this Bond Ordinance and such Bonds shall be conclusively presumed, and no court shall have authority or jurisdiction to inquire into any such matter.

**SECTION 28. Disclosure Under SEC Rule 15c2-12.** The Parish is not required at this time to comply with the continuing disclosure requirements described in the Rule 15c2-12(b) of the Securities and Exchange Commission [17 CFR 240.15c2-12(b)].

**SECTION 29. Severability.** In case any one or more of the provisions of this Bond Ordinance or of the Bonds issued hereunder shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Bond Ordinance or of the Bonds, but this Bond Ordinance and the Bonds shall be construed and enforced as if such illegal or invalid provisions had not been contained therein. Any constitutional or statutory provision enacted after the date of this Bond Ordinance which validates or makes legal any provision of this Bond Ordinance or the Bonds which would not otherwise be valid or legal shall be deemed to apply to this Bond Ordinance and to the Bonds.

**SECTION 30. Section Headings.** The headings of the various sections hereof are inserted for convenience of reference only and shall not control or affect the meaning or construction of any of the provisions hereof.

**SECTION 31. Effective Date.** This Bond Ordinance shall become effective on the earliest date allowed by the Parish's Home Rule Charter.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSEGA, WILSON, FILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER  
 NAYS: NONE  
 ABSENT: SKIBA

And the ordinance was declared adopted on this, the 7<sup>th</sup> day of July, 2025, to become effective five (5) days after publication in the Office Journal.

CHAIRMAN: *Mooley Fonseca*  
 SECRETARY: *Michelle Spantale*  
 CLVD/PARISH PRESIDENT: *July 8, 2025*  
 APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: *Michelle Spantale*  
 RETD/SECRETARY: *July 18, 2025*  
 AT: *4:19pm* RECD BY: *[Signature]*

EXHIBIT A  
to Bond Ordinance

[FORM OF BOND]

INTEREST ON THIS BOND IS NOT EXCLUDED FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES AND IS NOT EXEMPT FROM FEDERAL INCOME TAXATION.

UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. CHARLES

TAXABLE LIMITED TAX BOND (DEQ), SERIES 2025  
OF THE  
PARISH OF ST. CHARLES, STATE OF LOUISIANA

Bond Number	Bond Date	Interest Rate	Maximum Principal Amount
R-1	_____, 2025	0.45%	[\$10,000,000]

FOR VALUE RECEIVED, the Parish of St. Charles, State of Louisiana (the "Parish"), hereby promises to pay (but only from the sources hereinafter described) to:

REGISTERED OWNER: Department of Environmental Quality  
 Attn: Financial Services Division, Accounts Receivable  
 P. O. Box 4311  
 Baton Rouge, Louisiana 70821-4311

or registered assigns noted on the registration record attached hereto, the Principal Amount set forth above (unless a lower Principal Amount applies, as set forth below), together with interest thereon from the Bond Date set forth above or the most recent interest payment date to which interest has been paid or duly provided for, unless this Bond shall have been previously called for prepayment and payment shall have been duly made or provided for.

This Bond shall bear interest, payable semi-annually on March 1 and September 1 of each year, commencing [September 1, 2025] (each, an "Interest Payment Date"), at the Interest Rate shown above, said interest to be calculated on the basis of a 360-day year consisting of twelve 30-day months. Interest on this Bond on any Interest Payment Date shall be payable only on the aggregate outstanding amount of the purchase price which shall have been paid theretofore, as noted on Schedule A hereto, and shall accrue with respect to each purchase price installment only from the date of payment of such installment.

If the Department is the registered owner of this Bond, the Parish will additionally pay an Administrative Fee to the Department at the annual rate of one-half of one percent (0.50%) on the outstanding principal amount of the Bond, payable on each Interest Payment Date. In the event (i) the Department owns this Bond or the Department has pledged or assigned this Bond in connection with its Clean Water State Revolving Fund Program and (ii) the Administrative Fee payable to the Department is declared illegal or unenforceable by a court or an administrative body of competent jurisdiction, then the "Interest Rate" shown above and borne by this Bond shall be increased by one-half of one percent (0.5%) per annum, effective as of the date declared to be the date from which the Administrative Fee is no longer owed because of such illegality or unenforceability.

The Bonds shall mature in annual installments of principal, payable annually on each March 1, and each annual installment shall be the applicable percentage shown in the following table, rounded to the nearest One Thousand Dollars (\$1,000), of the outstanding principal amount of the Bonds on the day before the applicable Principal Payment Date:

[TO COME]

In the event that the Completion Date of the Project will be on or after March 1, \_\_\_\_\_, the principal payment schedule set forth above may be adjusted so that each payment shall be due on March 1 of the year that is one year later than shown above, provided that in no event shall the final principal payment be later than March 1, 2045. To exercise the option to defer the principal repayment schedule, the Board must so notify the Department in writing prior to November 1, \_\_\_\_\_, and certify that the Completion Date will not have occurred prior to March 1, \_\_\_\_\_.

The principal and interest on this Bond shall be payable by check mailed to the registered owner of this Bond (determined as of the Interest Payment Date) at the address shown on the registration books kept by the Paying Agent (hereinafter defined) for such purpose, provided that payment of the final installment of principal on this Bond shall be made only upon presentation and surrender of this Bond to the Paying Agent.

The principal installments of this Bond are subject to prepayment at the option of the Parish at any time, in whole or in part, at a prepayment price of par plus accrued interest and accrued Administrative Fee, if any, to the prepayment date. In such case, the remaining principal shall continue to mature in annual installments calculated using the percentages shown above.

In the event a portion of this Bond is to be prepaid, this Bond shall be surrendered to the Chief Financial Officer of the Parish, as initial Paying Agent for the Bonds (the "Paying Agent"), who shall note the amount of such prepayment in the space provided thereon on the schedule attached to this Bond. Official notice of such call of this Bond for prepayment shall be given by means of first class mail, postage prepaid by notice deposited in the United States Mail not less than thirty (30) days prior to the prepayment date addressed to the registered owner of this Bond to be prepaid at his address as shown on the registration books of the Paying Agent, which notice may be waived by any registered owner. The Parish shall cause to be kept at the office of the Paying Agent a register in which registration of this Bond and of transfer of this Bond shall be made as provided herein and in the Bond Ordinance (hereinafter defined). This Bond may be transferred, registered and assigned only on such registration records of the Paying Agent, and such registration shall be at the expense of the Parish.

This Bond represents the entire issue of bonds of the Parish designated "Taxable Limited Tax Bond (DEQ), Series 2025" in the maximum principal amount of Ten Million Dollars (\$10,000,000) (the "Bonds"), having been issued by the Parish pursuant to an ordinance adopted by its governing authority on [July 7, 2025] (the "Bond Ordinance"), for the purpose of acquiring, constructing and improving wastewater facilities and systems in the Parish, including those owned and operated by Consolidated Waterworks and Wastewater District No. 1 of the Parish of St. Charles, Louisiana, and paying the cost of issuance, under the authority conferred by Part II of Chapter 4 of Subtitle II of Title 39 of the Louisiana Revised Statutes of 1950, as amended, and other constitutional and statutory authority, pursuant to all requirements therein specified.

This Bond is issued on a complete parity with the Parish's outstanding (i) Taxable Limited Tax Bond, Series 2017, and (ii) Taxable Limited Tax Bond, Series 2022 (the "Outstanding Parity Bonds"). It is certified that the Parish, in issuing this Bond, has complied with all the terms and conditions set forth in the ordinance authorizing the issuance of the Outstanding Parity Bond.

This Bond, equally with the Outstanding Parity Bonds, is secured by and payable from a pledge and dedication of the avails or proceeds of the Parish's special 2.07 mills tax authorized at an election held on May 2, 2015 (such rate being subject to adjustment from time to time due to reassessment) which the Parish is authorized to impose and collect through 2044 (the "Tax"). In the Bond Ordinance the Parish Council has obligated and does hereby obligate itself and its successors in office to continue to impose and collect the Tax annually in each year through 2044, inclusive, and does hereby irrevocably and irrepealably dedicate, appropriate and pledge the revenues derived and to be derived from the levy and collection of the Tax to the payment of this Bond.

For a complete statement of the provisions for payment of this Bond and the general covenants and provisions governing the issuance of this Bond, reference is hereby made to the Bond Ordinance.

It is certified that this indebtedness is authorized by and is issued in conformity with the requirements of the Constitution and statutes of Louisiana. It is further certified, recited and declared that all acts, conditions and things required to exist, to happen and to be performed precedent to and in the issuance of this Bond necessary to constitute the same a legal, binding and valid obligation of the Parish have existed, have happened and have been performed in due time, form and manner as required by law, and that the indebtedness of the Parish, including this Bond, does not exceed any limitation prescribed by the Constitution and statutes of the State of Louisiana, and that this Bond shall not be invalid for any irregularity or defect in the proceedings for the issuance and sale thereof.

IN WITNESS WHEREOF, the Parish Council of the Parish has caused this Bond to be signed by the Parish President and attested by its Council Secretary, the corporate seal of the Parish to be hereon impressed, and this Bond to be dated as of the Dated Date set forth above.

PARISH OF ST. CHARLES, STATE OF LOUISIANA

ATTEST: \_\_\_\_\_ By: \_\_\_\_\_ Parish President

By: \_\_\_\_\_ (SEAL)  
Council Secretary

REGISTRATION RECORD		
TAXABLE LIMITED TAX BOND (DEQ), SERIES 2025 OF THE PARISH OF ST. CHARLES, STATE OF LOUISIANA		
Name and Address Of Registered Owner	Date of Registration	Signature of Chief Financial Officer As Paying Agent
Department of Environmental Quality Clean Water State Revolving Fund P.O. Box 4311 Baton Rouge, La. 70821-4311		

SCHEDULE OF PREPAYMENTS		
TAXABLE LIMITED TAX BOND (DEQ), SERIES 2025 OF THE PARISH OF ST. CHARLES, STATE OF LOUISIANA		
Prepayment Date	Prepayment Amount	Remaining Balance Due

SCHEDULE A SCHEDULE OF PURCHASE PRICE PAYMENTS				
TAXABLE LIMITED TAX BOND (DEQ), SERIES 2025 OF THE PARISH OF ST. CHARLES, STATE OF LOUISIANA				
No.	Date of Payment	Amount of Payment	Pursuant to Requisition No.	Cumulative Outstanding Principal Amount
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**2025-0171**  
**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT (DEPARTMENT OF PUBLIC WORKS)**  
**ORDINANCE NO. 25-7-3**  
 An ordinance to approve a purchase and/or expropriate from property owned by H.A.A. Construction, LLC to St. Charles Parish located at 706 Paul Frederick Street, Luling, Louisiana.  
**WHEREAS**, the streets of Kinler and Paul Frederick between Hackberry Street and Brooklyn Street have routinely experienced significant flooding resulting in the two (2) streets becoming impassable for long periods of time; and,  
**WHEREAS**, the flooding of both Kinler Street and Paul Frederick Street have caused degradation of the roadway surface and base material of the roadways; and,  
**WHEREAS**, St. Charles Parish has established a project to improve the drainage on Kinler Street and Paul Frederick Street and to repair the roadway surface; and,  
**WHEREAS**, Ordinance No. 22-1-2 adopted on January 10, 2022, by the St. Charles Parish Council, approved and authorized the execution of a Professional Services Agreement with EJES Inc., to perform engineering services for Kinler and Paul Frederick Roadway and Drainage Improvements Project No. P210704, not exceed \$385,955.00; and,  
**WHEREAS**, Ordinance No. 25-2-1 adopted on February 10, 2025, by the St. Charles Parish Council, approved and authorized the execution of Amendment No. 1 to Ordinance No. 22-1-2, which approved a Professional Services Agreement with EJES Inc., to perform engineering services for Kinler and Paul Frederick Roadway and Drainage Improvements (Project No. P210704), in the amount not to exceed \$358,898.00, increasing the overall contract amount to \$744,851.00; and,  
**WHEREAS**, the property at 706 Paul Frederick Street, owned by H.A.A. Construction, LLC is one of the properties needed to complete the drainage improvements; and,  
**WHEREAS**, the fair market value, as established by a licensed MAI appraiser, is \$19,557.66.  
**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**  
**SECTION I.** That the purchase and/or expropriation of 706 Paul Frederick Street, Luling, Louisiana valued at \$19,557.66 is hereby approved and accepted.  
**SECTION II.** That the Parish President is further hereby authorized to execute any and all documents deemed necessary on behalf of St. Charles Parish.  
 The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:  
**YEAS:** MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER  
**NAYS:** NONE  
**ABSENT:** SKIBA  
 And the ordinance was declared adopted the 7th day of July, 2025, to become effective five (5) days after publication in the Official Journal.

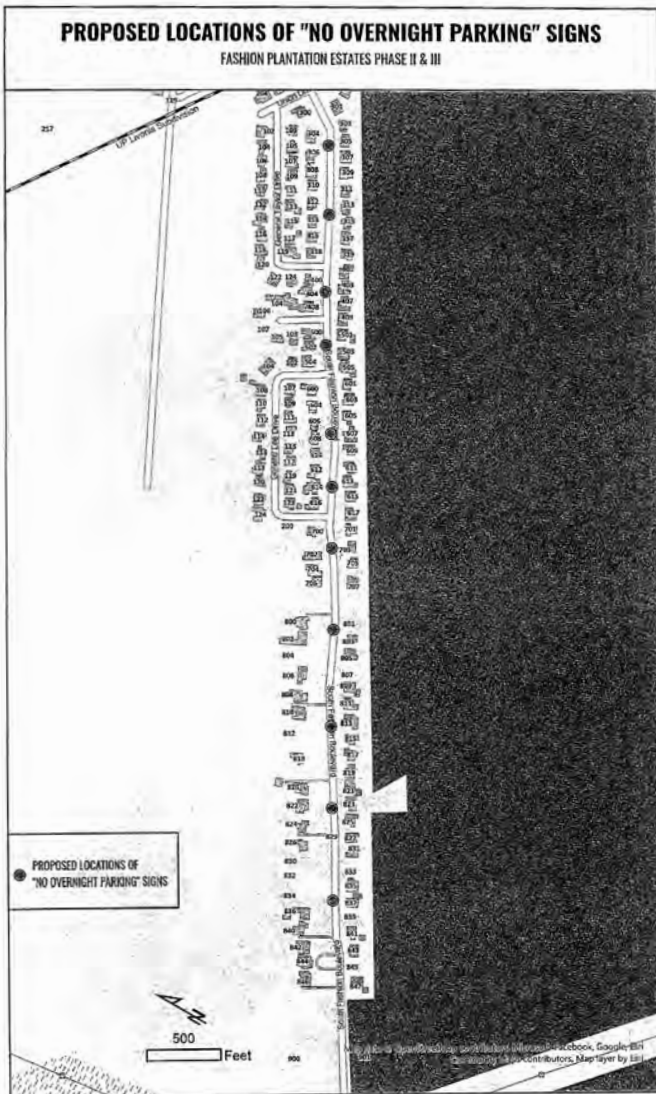
CHAIRMAN: Holly Fonseca  
 SECRETARY: Michelle Dupont  
 DLVD/PARISH PRESIDENT: July 8, 2025  
 APPROVED: [Signature] DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: [Signature]  
 RETD/SECRETARY: July 8, 2025  
 AT: 4:19 pm RECD BY: [Signature]

**2025-0172**  
**INTRODUCED BY: HOLLY FONSECA, COUNCILWOMAN-AT-LARGE, DIVISION B**  
**ORDINANCE NO. 25-7-4**  
 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 along the median on South Fashion Boulevard beginning at Vial Canal and ending at Union Drive in Hahnville.  
**WHEREAS**, vehicles obstructing the passage of moving vehicular traffic pose a threat to the health, safety, and welfare of the general public; and,  
**WHEREAS**, the proposed locations of the "No Overnight Parking" signs are more particularly described on the map attached hereto and made a part hereof.  
**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**  
**SECTION I.** Traffic control signs have been posted by the Department of Public Works since the adoption of Ordinance No. 82-10-9.  
**SECTION II.** In accordance with Section 15-5, Motor Vehicles and Traffic, of the St. Charles Parish Code of Ordinances, the Department of Public Works is hereby authorized to order the erection, removal and location of such traffic control signs, signals, devices and markings as provided in the chapter or any amendments thereto.  
**NOW, THEREFORE, WE, THE MEMBERS OF THE ST. CHARLES PARISH COUNCIL, DO HEREBY ORDAIN** that "NO OVERNIGHT PARKING" signs be installed along the median on South Fashion Boulevard beginning at Vial Canal and ending at Union Drive in Hahnville.  
 The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:  
**YEAS:** MOBLEY, FONSECA, WILSON, PILIE, O'DANIELS, FISHER, DEBRULER  
**NAYS:** COMARDELLE  
**ABSENT:** SKIBA  
 And the ordinance was declared adopted this 7th day of July, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Fonseca  
 SECRETARY: Michelle Dupont  
 DLVD/PARISH PRESIDENT: July 8, 2025  
 APPROVED: [Signature] DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: [Signature]  
 RETD/SECRETARY: July 8, 2025  
 AT: 4:19 pm RECD BY: [Signature]

**2025-0170**  
**INTRODUCED BY: BOB FISHER, COUNCILMAN, DISTRICT VI**  
**ORDINANCE NO. 25-7-2**  
 An ordinance to amend the Code of Ordinances to revise Chapter 15, Motor Vehicles and Traffic, Section 15-9, Speed Limits (a) to provide an exception to the Twenty-five (25) Miles Per Hour Speed Limit, to lower the speed limit throughout Highland Estates Subdivision in Norco, from the corner of Fourth Street and Spruce Street including Wild Rose Drive and Honeysuckle Drive to be twenty (20) miles per hour and Mistletoe Drive to be fifteen (15) miles per hour.  
**WHEREAS**, paragraph (a) of Section 15-9 of the Code provides that it is unlawful to operate any motor vehicle at a speed in excess of twenty-five (25) miles per hour on Parish streets; and,  
**WHEREAS**, that Paragraph (a) of Section 15-9 has been amended to provide exceptions; and,  
**WHEREAS**, the Parish Council desires to provide an exception to lower the speed limit throughout Highland Estates Subdivision in Norco from the corner of Fourth Street and Spruce Street including Wild Rose Drive, Honeysuckle Drive, and Mistletoe Drive.  
**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**  
**SECTION I.** That Chapter 15 Motor Vehicles and Traffic, Section 15-9, Speed Limits (a) of the Traffic Code is hereby amended as follows, with new text underlined and deleted text in ~~strikethrough~~:  
 (a) It shall be unlawful for any person to operate any motor vehicle at a speed in excess of twenty-five (25) miles per hour on any of the Parish streets, roads, highways and bridges,  
**EXCEPT:**  
 (47) ~~Highland Estates Subdivision in Norco from the corner of 4th and Spruce Street including Wildrose Drive, Honeysuckle Drive, and Mistletoe Drive, the speed limit shall be fifteen (15) miles per hour.~~  
 (47) Highland Estates Subdivision in Norco from the corner of Fourth Street and Spruce Street including Wild Rose Drive and Honeysuckle Drive, speed limit shall be twenty (20) miles per hour and Mistletoe Drive speed limit shall be fifteen (15) miles per hour.  
 The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:  
**YEAS:** MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER  
**NAYS:** NONE  
**ABSENT:** SKIBA  
 And the ordinance was declared adopted this 7th day of July, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Holly Fonseca  
 SECRETARY: Michelle Dupont  
 DLVD/PARISH PRESIDENT: July 8, 2025  
 APPROVED: [Signature] DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: [Signature]  
 RETD/SECRETARY: July 8, 2025  
 AT: 4:19 pm RECD BY: [Signature]



or certificate necessary to accomplish the purposes of this resolution.  
**SECTION 4.** This resolution shall become effective immediately upon adoption.  
 This resolution having been submitted to a vote, the vote thereon was as follows:  
 YEAS: MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER  
 NAYS: NONE  
 ABSENT: SKIBA  
 And the resolution was declared adopted on this, the 7<sup>th</sup> day of July, 2025, to become effective immediately upon adoption.

CHAIRMAN: *Holly Fonseca*  
 SECRETARY: *Michelle Impastato*  
 DLVD/PARISH PRESIDENT: *July 8, 2025*  
 APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: *Matthew Jewell*  
 RETD/SECRETARY: *July 8, 2025*  
 AT: *4:19 pm* RECD BY: *[Signature]*

**2025-0174**  
**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT (DEPARTMENT OF PLANNING & ZONING)**

**RESOLUTION NO. 6837**  
 A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III, Geometric Standards, B. Blocks, 3. Arrangement as requested by Lawrence Perry.  
**WHEREAS,** the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,  
**WHEREAS,** the Subdivision Regulations require lots possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,  
**WHEREAS,** the applicant has requested a waiver from the arrangement requirement for Lot 12B-1 as shown on a survey by KLS Group Inc. dated March 12, 2025; and,  
**WHEREAS,** granting the waiver will allow Lot 12B-1 to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,  
**WHEREAS,** the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on June 5, 2025.  
**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot 12B-1 as shown on a survey by KLS Group Inc. dated March 12, 2025, as requested by Lawrence Perry.  
 The foregoing resolution having been submitted to a vote; the vote thereon was as follows:  
 YEAS: MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER  
 NAYS: NONE  
 ABSENT: SKIBA  
 And the resolution was declared adopted this 7<sup>th</sup> day of July, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Holly Fonseca*  
 SECRETARY: *Michelle Impastato*  
 DLVD/PARISH PRESIDENT: *July 8, 2025*  
 APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: *Matthew Jewell*  
 RETD/SECRETARY: *July 8, 2025*  
 AT: *4:19 pm* RECD BY: *[Signature]*

**2025-0180**  
**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT (BOND COUNSEL)**

**RESOLUTION NO. 6835**  
 A resolution approving the appointment of a Director to represent the Parish on the Board of Directors of the Louisiana Local Government Environmental Facilities and Community Development Authority and otherwise providing with respect thereto.  
**WHEREAS,** Chapter 10-D of Title 33 of the Louisiana Revised Statutes of 1950, as amended, comprised of R.S. 33:4548.1 through 4548.16, is known as the Louisiana Local Government Environmental Facilities and Community Development Authority Act (the "Act"); and,  
**WHEREAS,** the Act creates the Louisiana Local Government Environmental Facilities and Community Development Authority (the "Authority") for the purpose of assisting political subdivisions, as defined in the Act, and other designated entities in acquiring, financing and constructing certain facilities, including environmental, public infrastructure, community and economic development purposes and to otherwise establish programs to aid in the financing of local government and economic development projects; and,  
**WHEREAS,** the Parish of St. Charles, State of Louisiana (the "Parish"), is a participating political subdivision of the Authority in accordance with the Act; and,  
**WHEREAS,** pursuant to Section 33:4548.4 of the Act, this Parish Council, acting as the governing authority of the Parish, desires to approve the appointment of Parish President Matthew Jewell to serve as a Director of the Authority.  
**NOW, THEREFORE, BE IT RESOLVED** by the St. Charles Parish Council, acting as the governing authority of the Parish, that:  
**SECTION 1.** Pursuant to the Act, the appointment of Parish President Matthew Jewell to serve as a Director of the Authority for a term of two (2) years from the date hereof is hereby approved.  
**SECTION 2.** This resolution shall take effect immediately, and a certified copy hereof shall be forwarded to the offices of the Authority.  
 This resolution having been submitted to a vote, the vote thereon was as follows:  
 YEAS: MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER  
 NAYS: NONE  
 ABSENT: SKIBA  
 And the resolution was declared adopted on this, the 7<sup>th</sup> day of July, 2025, to become effective immediately upon adoption.

CHAIRMAN: *Holly Fonseca*  
 SECRETARY: *Michelle Impastato*  
 DLVD/PARISH PRESIDENT: *July 8, 2025*  
 APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_  
 PARISH PRESIDENT: *Matthew Jewell*  
 RETD/SECRETARY: *July 8, 2025*  
 AT: *4:19 pm* RECD BY: *[Signature]*

**2025-0181**  
**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT (BOND COUNSEL)**

**RESOLUTION NO. 6836**  
 A resolution approving the terms of a Loan and Pledge Agreement to be executed in connection with the sale of a Limited Tax Bond to the Louisiana Department of Environmental Quality by the Parish of St. Charles, State of Louisiana and accepting the obligations of the District set forth therein.  
**WHEREAS,** the St. Charles Parish Council (the "Council"), acts as the governing authority of the Consolidated Waterworks and Wastewater District No. 1 of the Parish of St. Charles, Louisiana (the "District"); and,  
**WHEREAS,** this Council, acting as the governing authority for the Parish of St. Charles, State of Louisiana (the "Parish") intends to consider adopting an ordinance (the "Ordinance") providing for the issuance of its not exceeding Ten Million Dollars (\$10,000,000) Taxable Limited Tax Bond (the "Bond") of the Parish for the purpose of acquiring, constructing and improving wastewater facilities and systems in the Issuer, including those owned and operated by Consolidated Waterworks and Wastewater District No. 1 of the Parish of St. Charles, Louisiana; and paying the costs of issuance thereof; and,  
**WHEREAS,** the Ordinance will authorize the sale of the Bond to the Louisiana Department of Environmental Quality (the "Department"); and,  
**WHEREAS,** the Ordinance will also authorize and approve a Loan and Pledge Agreement (the "Agreement") to be executed in connection with the sale of the Bond to the Department; and,  
**WHEREAS,** the District now operates and maintains the Parish's sewerage system; and,  
**WHEREAS,** in order for the Parish to avail itself of the benefits of issuing the Bond, it is necessary for the District to approve the terms of the Agreement and accept the obligations of the District set forth therein.  
**NOW, THEREFORE BE IT RESOLVED** by the Council, acting as the governing authority of the District, that:  
**SECTION 1.** The Agreement authorized and approved by the Ordinance is hereby recognized and approved.  
**SECTION 2.** In order to facilitate and encourage the proposed issuance and sale of the Bond, the District obligates itself to comply with the provisions of the Agreement referring to actions to be performed and obligations to be undertaken by the District.  
**SECTION 3.** The officials of the District are hereby empowered, authorized and directed to take any and all action and to execute and deliver any instrument, document



I HEREBY CERTIFY THE FOREGOING TO BE EXACT AND TRUE.  
*Michelle Impastato*  
 MICHELLE IMPASTATO  
 COUNCIL SECRETARY

Publish on: July 17, 2025

**Sheriff's Sale**

**SHERIFF'S SALE**  
**SHERIFF'S OFFICE**  
**Suit No: (45) 95747-D**  
**Date: Wednesday, July 02, 2025**  
**FREEDOM MORTGAGE CORPORATION**  
 vs  
**BILLY GLENN CARDWELL, JR.**  
**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, MAY 20, 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, AUGUST 20, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:  
 ONE CERTAIN LOT OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Boutte, Parish of St. Charles, State of Louisiana, in Section 48, Township 13 South, Range 21 East, in what is known as KELLOGG SUBDIVISION NO. 2, a subdivision of Ellington Farm Lots 9, 10 and a 100.0 foot strip of Farm Lot 11, all in accordance with plat of survey prepared by deLaurel Engineers, Inc., dated January 17, 1973, a copy of which is recorded in the Office of the Clerk of Court of St. Charles Parish, for reference; according to said plat, the lot herein conveyed is designated as LOT 26, OF BLOCK L, and measures as follows:  
 LOT 26, BLOCK L, measures 70.0 feet front on Kellogg Drive, by a depth between equal and parallel lines of 101.0 feet, and a width in the rear of 70.0 feet. All more fully shown on survey of Lucien C. Gassen, Registered Land Surveyor.  
 AND  
 A CERTAIN TRACT OF LAND, together with all the improvements thereon, and all the rights, ways, privileges, servitudes, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, being a portion of Kellogg Subdivision in Section 48, Township 13 South, Range 21 East, Southeastern Land District, West of the Mississippi River according to a map signed by David. W. Pino, dated November 17, 1986.  
 Commencing at a point located at the intersection of the western right of way line of Kellogg Drive and Lots 25 and 26 of Block L, in Kellogg Subdivision, said point being the point of beginning; thence proceed North 22 degrees, 40 minutes, 0 seconds East a distance of 45.0 feet; thence proceed North 67 degrees, 20 minutes, 0 seconds West a distance of 101.0 feet; thence South 22 degrees, 40 minutes, 0 seconds West a distance of 45.0 feet; thence South 67 degrees, 20 minutes, 0 seconds East a distance of 101.0 feet to the point of beginning; said tract COMPRISING THE 45.0 SOUTHERN MOST FEET OF THE FORMER LOT 25 OF BLOCK L in KELLOGG SUBDIVISION; 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 EIGHTY-TWO THOUSAND EIGHT HUNDRED AND SEVENTY-ONE AND EIGHTY-FOUR (\$282,871.84) 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: July 17, 2025**

August 14, 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) 95895-E**  
**Date: Tuesday, July 01, 2025**  
**PENNYMAC LOAN SERVICES, LLC**  
 VS  
**JARROD W. FROSCH, JR. A/KIA JARROD FROSCH, JR.**  
**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: SUNDAY, JUNE 15, 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, AUGUST 20, 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 of ground, situated in the Parish of St. Charles, State of Louisiana, in that part thereof known as Fashion Plantation Estates as shown on a survey by Lucien C. Gassen, P.L.S., dated January 26, 1999, entitled "Fashion Plantation Estates, a Resubdivision of a portion of Lots 11, 12 and 13 of Fashion Plantation in Sections 7 & 8, T 13 S - R 20 E, St. Charles Parish, Louisiana," which subdivision was approved by the St. Charles Parish Council on February 22, 1999, and recorded on February 26, 1999 in COB 550, folio 116, Entry No. 229956, of the official records of St. Charles Parish, Louisiana. And according to the aforementioned plan of subdivision, the lot of ground is more particularly described as follows: Lot 141 measuring 80.00 feet front on Dube Drive, a width in the rear of 80.01 feet, with a depth along the sideline adjacent to Lot 140 of 123.58 feet and a depth along the sideline adjacent to Lot 142 of 122.63 feet.

And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **TWO HUNDRED AND SEVENTY-SIX THOUSAND AND FIFTY-SEVEN AND THIRTY-SEVEN (\$276,057.37) 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: July 17, 2025**  
**August 14, 2025**  
**GREG CHAMPAGNE-SHERIFF & EX-OFFICIO TAX COLLECTOR**  
**ST. CHARLES PARISH ATTORNEY FOR PLAINTIFF:**  
**Dennis F. Wiggins**  
**P.O. Box 87379**  
**Baton Rouge, LA 70879**  
**225-756-0373**  
 SCSO-CIV-209-0402

**Public Notice**



**Advertisement for Request for Proposals**

Interested vendors are invited to submit proposals to St. Charles Parish Public Schools ("SCPPS") electronically via the Central Auction House website located at the "Online Bids & RFPs" link under the Resources tab at the SCPPS website <https://www.were-scops.org/>. Questions should be submitted electronically via the online site no later than **Thursday, August 1, 2025**. Vendors are responsible for checking the website above periodically for any updates or revisions to the Request for Proposals ("RFP").

All proposals will be accepted until **10:00 a.m.** local time (**Central Standard/Daylight Savings Time**) on **Wednesday, August 13, 2025**. All proposals received will be taken under advisement as submitted by the assigned date and time at SCPPS. All requirements must be addressed in your proposal. Non-responsive proposals will not be considered. Failure to follow these instructions could result in disqualification of the proposal. SCPPS reserves the right to reject any and all proposals.

Proposals are hereby requested for the following area:

- Cybersecurity Services and Equipment:**
  - Patch Management
  - Security Information and Event Management (SIEM)
  - Network Access Control (NAC)
  - 24/7 Security Operations Center (SOC)

Advertising dates in the *Herald-Guide*, the official journal of SCPPS, shall be:

- Thursday, July 17, 2025**
- Thursday, July 24, 2025**
- Thursday, July 31, 2025**

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

**Public Notice**

**St. Charles Parish Public Schools**  
 Office of Child Nutrition  
 13855 River Road  
 Luling, Louisiana 70070

**Community Eligibility Provision**

We are pleased to inform you that St. Charles Parish Public Schools will continue to participate in the National School Lunch and School Breakfast Programs provision called the Community Eligibility Provision (CEP) for School Year 2025-2026.

All students enrolled in St. Charles Parish Public Schools are eligible to receive one healthy breakfast and one healthy lunch at school each day at **no charge** to your household for the 2025-2026 school year.

This applies to students enrolled at the following schools/centers: Allemants Elementary, Ethel Schoeffner Elementary, Lakewood Elementary, Luling Elementary, Mimosa Park Elementary, Norco Elementary, New Sarpy Elementary, RJ Vial Elementary, St. Rose Elementary, Albert Cammon Middle, Harry Hurst Middle, JB Martin Middle, RK Smith Middle, Destrehan High, Hahnville High, Carver Early Learning Center, and East Bank Head Start Center.

No further action is required of you. Your children will be able to participate in these meal programs without having to pay a fee or submit a meal application.

For additional information, please contact: Jenny DeRoche, Director of Child Nutrition, 13855 River Road Luling, LA 70070, 985-785-3179, [jderocha@WeAreSCPPS.org](mailto:jderocha@WeAreSCPPS.org).

Sincerely,

Jenny DeRoche  
 Child Nutrition Director

**NON-DISCRIMINATION STATEMENT.** In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), disability, age, or reprisal or retaliation for prior civil rights activity. Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. To file a program discrimination complaint, a Complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: <https://www.usda.gov/sites/default/files/documents/USDA-OASCR%20-%20Complaint-Form-0508-0002-508-11-28-17%20ad3027.pdf>, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue SW, Washington, D.C. 20250-9410; or (2) fax: (833) 256-1665 or (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). This institution is an equal opportunity provider. [2022]

**Escuelas Públicas de la Parroquia de St. Charles**  
 Oficina de nutrición infantil  
 13855 River Road  
 Luling, Louisiana 70070

**Disposición de elegibilidad de la comunidad**

Estimado padre o tutor:

Nos complace informarle que las Escuelas Públicas de la Parroquia de St. Charles continuarán participando en la disposición de los Programas Nacionales de Almuerzo Escolar y Desayuno Escolar llamada Disposición de Elegibilidad Comunitaria (CEP) para el año escolar 2025-2026.

Todos los estudiantes inscritos en las Escuelas Públicas de St. Charles Parish son elegibles para recibir un desayuno saludable y un almuerzo saludable en la escuela todos los días sin cargo para su hogar durante el año escolar 2025-2026.

Esto se aplica a los estudiantes matriculados en las siguientes escuelas/centros: Allemants Elementary, Ethel Schoeffner Elementary, Lakewood Elementary, Luling Elementary, Mimosa Park Elementary, Norco Elementary, New Sarpy Elementary, RJ Vial Elementary, St. Rose Elementary, Albert Cammon Middle, Harry Hurst Middle, JB Martin Middle, RK Smith Middle, Destrehan High, Hahnville High, Carver Early Learning Center, y East Bank Head Start Center.

No se requiere ninguna otra acción de su parte. Sus hijos podrán participar en estos programas de comidas sin tener que pagar una tarifa o presentar una solicitud de comida.

Para obtener información adicional, comuníquese con: Jenny DeRoche, Directora de Nutrición Infantil, 13855 River Road Luling, LA 70070, 985-785-3179, [jderocha@WeAreSCPPS.org](mailto:jderocha@WeAreSCPPS.org).

Sinceramente,

Jenny DeRoche  
 Directora de nutrición infantil

**Declaración de No Discriminación:** De acuerdo con la ley federal de derechos civiles y las normas y políticas de derechos civiles del Departamento de Agricultura de los Estados Unidos (USDA), esta entidad está prohibida de discriminar por motivos de raza, color, origen nacional, sexo (incluyendo identidad de género y orientación sexual), discapacidad, edad, o represalia o retorsión por actividades previas de derechos civiles. La información sobre el programa puede estar disponible en otros idiomas que no sean el inglés. Las personas con discapacidades que requieren medios alternos de comunicación para obtener la información del programa (por ejemplo, Braille, letra grande, cinta de audio, lenguaje de señas americano (ASL), etc.) deben comunicarse con la agencia local o estatal responsable de administrar el programa o con el Centro TARGET del USDA al (202) 720-2600 (voz y TTY) o comuníquese con el USDA a través del Servicio Federal de Retransmisión al (800) 877-8339. Para presentar una queja por discriminación en el programa, el reclamante debe llenar un formulario AD-3027, formulario de queja por discriminación en el programa del USDA, el cual puede obtenerse en línea en: <https://www.fns.usda.gov/sites/default/files/resource-files/usda-program-discrimination-complaint-form-spanish.pdf>, de cualquier oficina de USDA, llamando al (866) 632-9992, o escribiendo una carta dirigida a USDA. La carta debe contener el nombre del demandante, la dirección, el número de teléfono y una descripción escrita de la acción discriminatoria alegada con suficiente detalle para informar al Subsecretario de Derechos Civiles (ASCR) sobre la naturaleza y fecha de una presunta violación de derechos civiles. El formulario AD-3027 completado o la carta debe presentarse a USDA por: (1) correo: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; or (2) fax: (833) 256-1665 o (202) 690-7442; o (3) correo electrónico: [program.intake@usda.gov](mailto:program.intake@usda.gov) Esta entidad es un proveedor que brinda igualdad de oportunidades. (2022)

**Publish on: July 17 & 24, 2025**

**Public Notice**

**THIS NOTICE BY PUBLICATION IS NOTIFICATION THAT YOUR RIGHTS OR INTEREST IN THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE PARISH OF ST. CHARLES, LOUISIANA MAY BE TERMINATED BY OPERATION OF LAW IF YOU DO NOT TAKE FURTHER ACTION IN ACCORDANCE WITH LAW:**

**Tax Bill 103801900A19**  
 U.S. DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE, ST. CHARLES PARISH, EDWARD LAGROUE, AMELIE D'ARENSBOURG LAGROUE, STATE OF LOUISIANA, ELIZABETH DENISE SPEARS, Kenneth Leblanc Taylor, Herbert John Meyers III, CHRISTOPHER JOHN MEYERS, KEVIN J MEYERS, Kayla Meyers, JONATHAN G LANDRUM, Shelly Meyers Taylor, Lucille Marie Bariste, Heather Pierre, JENNIFER ST PIERRE BRINKMAN, Keisha Pierre, HOPE M WALKER, JOVANNE C SINKLER, CRYSTAL MARIE LEWIS, TOYA SHANTELL LEWIS, Nathaniel Dyson, BLAINE C LEWIS, DEVIN MIGUEL LEWIS, ARIELLE M BARNES, BLAKE JUSTIN LEWIS, GILDA LEWIS DAVIS, SHILLY K TAYLOR, Kree Lewis, Koy Lewis, J-Lin Lewis, Xavier Lewis, Kevon Lewis, OCCUPANT(S) N 1/2 OF LOT 19 OF THE VICKNAIR TRACT MEAS. 96' X 96' ADJUDICATED TO PARISH OF ST. CHARLES, P.O. BOX 302, HAHNVILLE, LA 70057, FOR UNPAID 2018 TAXES & GRASS FEES (878/629)

Improvements thereon bear Municipal No. 380 Post St. LA **Tax Bill 4017005005-B**  
 PEARL ADAMS, ROSALIE P. MARCHAND, SHIRLEY PARKER, JUDY A. MAY, SYLVIA M. FIELDS, KAREN MAY, LOIS M. PALMER, JULIA MAY, CAPRICE M. BRITT, MICHAEL MARSHALL, CRAIG MARSHALL, LAWANIA MARSHALL, HERMAN RICHARDSON, ARNOLD K. RICHARDSON, DOLLY R. MYLES, FERNANDO HOWARD, RITA G. BUSSEY, DELORIS HENSLEY, HAROLD GARDNER, WILLIS GARDNER, TEXIE JOHNSON, SHIRAL MAY, ROSETTA MAY, MARVA MAY, MARVIN MAY III, BEATRICE MAY, MATESHA MARSHALL, ANN MARSHALL, BERTHA LEE SIMMONS, HERMAN WILKINSON, OLIVIA WILKINSON HOWARD, OLIVIA RICHARDSON HOWARD, HAROLD GARDNER JR., ERNEST GARDNER, KENNETH GARDNER, LEROY GARDNER, CLARENCE GARDNER, SHIRLEY MAE GARDNER HILL, CLEVELAND SIMS SR., PARISH OF ST. CHARLES, FIRST AMERICAN BANK & TRUST, Deloris Adams Bibb, Lois Adams, Carol Mae Adams Thomas, Joyce Adams Strickland, LINDA LEE JOSEPH, Philip Adams, MATISSE BRYAN GUIDROZ, Ja'Bryan Guidroz, MATTIE C GUIDROZ, CHARLES W GUIDROZ JR., KASHANIE J GUIDROZ, Tysmaund Barrow, Chavaz Guidroz, Rakrista Turner, Seam Williams, Crawford Lee Williams, Gulliam Austin, PORTIA J HOWARD, SANAE SHAREL MARSHALL, BONJANEKE TRENYELL, MARSHALL, BRITTANY NICOLE CONREY, Michelle Marshall, SEAN RENE RICHARDSON, CIARA MICHELLE RICHARDSON, WAYNE WILLIS SMITH, LUCILLE LASHINE WHILEY, Leroy Hensley, TERRIE JARMAINE HENSLEY, LAKESHA JOYELLE HENSLEY, TYRONE A RICHARDSON, TERRY A RICHARDSON, Debbie Marie Richardson, Sophia Loren Richardson, bank of america, national association

LOT 5-B, BEING A RESUBD. OF A PORTION OF LOT 5, ADDITION TO MOSELLA SUBD. ADJUDICATED TO PARISH OF ST. CHARLES, P.O. BOX 302, HAHNVILLE, LA 70057, FOR UNPAID 2018 TAXES (878/629)

Improvements thereon bear Municipal No. 14298 Hwy. 90, LA **Tax Bill 700200000006**  
 MILDRED OMA ROSS, EDDIE ROSS JR., CARRIE LOUISE ROSS, PARISH OF ST. CHARLES, Kalton Hall, Ynette Hall, Annette Anderson Armstrong, LESSIE M HALL, DWIGHT LAMONT ALEXANDER, BESSIE EUREKA TAMIRA ALEXANDER, Edward Alexander III, AMONE ISAHAI ALEXANDER, JOSHUA ANTHONY ALEXANDER SR., Lynquell Joseph Hall, LAKIA RENEE CANNON, Conchetta Hall, Shawnette Hall Martin, JESSICA JOELLE SUMLIN, MARLECE GEVEL MCLEOD, URSULA ANN BRUMFIELD, Tommy Edward Alexander Jr., CARMELETA MONQUA ALEXANDER, TOMELETA MARIE ALEXANDER, ADLINE HALL MOTT, WILLIE JOSEPH SUMLIN, LAURA DIGGS GAUTREAUX, JAMES J DIGGS SR, SHERMAN BERNELL SCOTT, THERESA ALEXANDER REVADER, SHILITA LAKEITHA HALL, RAMONA LOUISE SMITH, Easter Simoncaux, JAMES KENDELL JACKSON, Charley Hall Jr., MICHAEL WILLIS EVANS, MICHAEL E PRESTON, JOSIE LEE DONALD HALL, DELRAY JERMAINE HALL, Audrey Hall Jackson, YVETTE MARIE CANNON, DEMETRIS JAWANA JACKSON, BOBBIE HILL BROWN, LARRY R ALEXANDER, Irvin Scott Jr., WENDY MARIE SCOTT, JIMMIE J DIGGS SR, DANIEL DONALD SR, SHENELL M ROBINSON, L T T DONALD III, TRAVIS DEMOND DONALD, Angel Bell, KATRINA S SMITH, KENDRICK RAY SMITH, KERNELL ANTHONY SMITH, TERRANCE DEMOND SMITH, BRITNEY JOY TAYLOR, Yolanda Hall Scott, Jerome Smith, Eddie Hill, Tommy Hunter, James Joseph Hall Jr., Joseph D. Hall, Shaurrice Parker, Charles Dixon Jr., Donavin Donald, Car'Lay Harris, Evann Lampkin, REANOTTA Lampkin, Charles Scott Jr., OCCUPANT(S), JAMES J. HALL, JAMAAL SCOTT, JAMAL C. SCOTT

LOTS 5 AND 6, BOOKER T. WASHINGTON SUBD. ADJUDICATED TO PARISH OF ST. CHARLES, P.O. BOX 302, HAHNVILLE, LA 70057, FOR UNPAID 2017 AND 2018 GRASS FEES (878/629)

Improvements thereon bear Municipal No. 532 South Kinder St. LA

**TAX SALE TITLE TO THE ABOVE DESCRIBED PROPERTY HAS BEEN SOLD FOR FAILURE TO PAY TAXES. YOU HAVE BEEN IDENTIFIED AS A PERSON WHO MAY HAVE AN INTEREST IN THIS PROPERTY.**

**YOUR INTEREST IN THE PROPERTY WILL BE TERMINATED IF YOU DO NOT REDEEM THE PROPERTY BY MAKING ALL REQUIRED PAYMENTS TO THE TAX COLLECTOR LISTED BELOW OR FILE A LAWSUIT IN ACCORDANCE WITH LAW WITHIN 60 DAYS OF THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE, OR THE RECORDING OF AN ACT TRANSFERRING OWNERSHIP, IF LATER.**

**ST. CHARLES PARISH GOVERNMENT**  
**15045 RIVER ROAD**  
**TAX DIVISION 1ST FLOOR**  
**HAHNVILLE, LA 70057**  
**(985) 783-6237**

**Publish on: July 17, 2025**

**Public Notice**

**29<sup>TH</sup> JUDICIAL DISTRICT COURT FOR THE PARISH OF ST. CHARLES**

**STATE OF LOUISIANA**

**DIVISION:**  
**NO: SUCCESSION OF ROSE MARIE CANCIENNE ESTAY SCHAUBHUT**  
**DOCKET:**

**FILED: DEPUTY CLERK:**

**NOTICE OF APPLICATION TO SELL IMMOVABLE PROPERTY AT PRIVATE SALE**

Notice is hereby given that John Joseph Estay, Jr., the duly appointed Administrator of the above-entitled succession, has applied for an order granting him the authority to sell, at private sale, the following property to wit:

ONE CERTAIN LOT OR PARCEL OF GROUND, situated in the Parish of St. Charles, State of Louisiana, on the right descending bank of the Mississippi River, in Section 39, Township 14 South, Range 20 East. According to a map by E.M. Collier, Surveyor, dated January 26, 1955, entitled "Subdivision of Portions of Lot 8 and 9 of the Townsite of Paradis", a copy of which is annexed to an act of sale by John Estay to Charles S. Legarde, Jr., dated January 31, 1955, registered in COB 9, folio 322, the lot of ground is designated as LOT "D", and is more fully described as follows: LOT "D" has a width or front on Barber Road of 56.34 feet, same width in the rear, by a depth of 95 feet between equal and parallel lines.

Improvements thereon bear the municipal no. 722 Barber Rd., Paradis, LA 70080.

Your applicant as the duly appointed Administrator wishes to sell the above-described property at private sale in accordance with the terms of that Louisiana Residential Agreement to Buy or Sell dated May 8, 2025 for a price of Thirty thousand dollars, \$30,000.00 meaning the value of the estate of the decedent well under \$125,000.00, which is the incremental requisite which determines if the succession is considered large or small. Pursuant to Civil Code of Procedure Article 3443, notice of the application of the succession representative of a small succession(s) to sell succession immovable property, at private sale, shall be published once and then in the parish where the proceeding is pending. Said notice shall state that the Order may be issued after the expiration of ten (10) days from the date of publication, upon proof of no timely filed opposition.

By Order of Clerk of Court  
 For the Parish of St. Charles

Deputy Clerk

Atty: Adam R. Mader  
 4621 W. Napoleon Ave., Ste 100  
 Metairie, LA 70001  
 504.262.8879  
 The St. Charles Herald

**Publish on: July 17, 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 6th DAY OF AUGUST, 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:

**LAGRUE, EDWARD, MRS., ESTATE WHITE, LATOYA C/O**  
380 POST ST., LA TAXES OWED ARE WITH A CERTAIN LOT OF GROUND WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, PRIVILEGES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ST. CHARLES, THIS SATE, ON THE RIGHT BANK OF THE MISSISSIPPI RIVER, FORMING PART OF A PORTION OF THE P.R. VICKNAIR PROPERTY AND DIVIDED INTO LOTS AS WILL MORE FULLY APPEAR BY A MAP OF SURVEY MADE BY H. E. LANDRY, CIVIL ENGINEER AND SURVEYOR, DATED APRIL 1909, AND DEPOSITED IN THE OFFICE OF THE CLERK OF COURT FOR REFERENCE. THE SAID LOT OF GROUND HEREIN CONVEYED BEING DESIGNATED ON SAID PLAN AS:  
THE NORTHERN HALF OF LOT NO. NINETEEN (19), MEASURING NINETY-SIX (96) FEET, AT ITS NORTHERN AND SOUTHERN BOUNDARY LINES, AND NINETY-SIX (96) FEET, AT ITS EASTERN AND WESTERN BOUNDARY LINES, BOUNDED NORTH BY LOT NO. EIGHTEEN (18), SOUTH BY THE SOUTHERN HALF OF LOT NO. NINETEEN (19), EAST BY A THIRTY-EIGHT FOOT ROAD BELONGING TO SAID VENDOR AND ON THE WEST BY THE PROPERTY OF THE HEIRS OF THE LATE CHARLES BOURGEOIS. THIS PROPERTY IS SUBJECT TO THE FOLLOWING:  
A. OIL, GAS AND MINERAL LEASE IN FAVOR OF UNION OIL COMPANY OF CALIFORNIA RECORDED 10/4/1943, AT INST. NO. 2808  
B. OIL, GAS AND MINERAL LEASE IN FAVOR OF THE CALIFORNIA COMPANY RECORDED 2/21/1951, AT INST. NO. 8054  
103801900A19

**ADAMS, PEARL MARCHAND, ROSALEE P., C/O**  
14298 HWY. 90, LA TAXES OWED ARE WITH A CERTAIN LOT OR PORTION OF GROUND, SITUATED IN THE PARISH OF ST. CHARLES, STATE OF LOUISIANA, ON THE RIGHT DESCENDING BANK OF THE MISSISSIPPI RIVER, IN WHAT IS KNOWN AS "ADDITION TO MOSELLA SUBDIVISION," ACCORDING TO A PLAN OF THE SAID ADDITION TO MOSELLA SUBDIVISION MADE BY E. M. COLLIER, DATED JUNE 1, 1942, ON FILE IN THE OFFICE OF THE CLERK OF COURT AND EX OFFICIO RECORDER OF THIS PARISH FOR REFERENCE, AND FURTHER SUBDIVIDED IN ACCORDANCE WITH A SURVEY OF LUCIEN C. GASSEN, P.L.S., DATED APRIL 29, 2004, APPROVED BY ST. CHARLES PARISH OF JUNE 3, 2004 AND RECORDED AT COB 637, FOLIO 45. ACCORDING TO THE SAID SURVEY, THE LOT OR PORTION OF GROUND HEREIN CONVEYED IS DESIGNATED BY THE NUMBER 5-B. THIS PROPERTY IS SUBJECT TO THE FOLLOWING:  
A. IN ACCORDANCE WITH A RESERVATION PREVIOUSLY GRANTED BY THE PREVIOUS VENDORS HEREIN, IT IS SPECIFICALLY AGREED AND UNDERSTOOD BY THE PARTIES TO THESE PRESENT, THAT THIS SAID SALE IS MADE SUBJECT TO SAID RESERVATION, WHICH READS AS FOLLOWS, TO WIT:  
"VENDOR HEREBY SPECIFICALLY RESERVES FOR HIMSELF, HIS HEIRS AND ASSIGNS AND REFRAINS FROM CONVEYING TO VENDEES ALL OF THE OIL, GAS, SULPHUR AND OTHER MINERALS IN, UNDER, UPON AND THAT MAY BE PRODUCED FROM THE LANDS ABOVE DESCRIBED, AND ALL OF THE OIL, GAS, SULPHUR AND OTHER MINERAL RIGHTS, IN, UNDER, UPON AND IN RESPECT TO SAID LANDS. IT IS MOREOVER COVENANTED AND AGREED THAT VENDOR DOES NOT CONVEY TO VENDEES, BUT SPECIFICALLY RETAINS FOR HIMSELF, HIS HEIRS AND ASSIGNS, THE SOLE AND EXCLUSIVE RIGHT TO GRANT, MAKE AND EXECUTE MINERAL LEASES OR GRANTS WITHOUT CONSULTING VENDEES, THEIR SUCCESSORS AND ASSIGNS CONSENTING THERETO, OR JOINING IN THE EXECUTION THEREOF SAID LEASES OR GRANTS TO EMBRACE THE ENTIRETY OF THE OIL, GAS, SULPHUR AND OTHER MINERALS AND MINERAL RIGHTS IN, ON UNDER AND IN RESPECT TO SAID LANDS, INCLUDING THE MINERALS AND MINERAL RIGHTS HEREIN CONVEYED TO AND BY VENDEES, THEIR SUCCESSORS AND ASSIGNS, TOGETHER WITH ALL OF THE RIGHTS OF INGRESS, EGRESS AND REASONABLE SURFACE USES NECESSARY TO DEVELOP EXPLOIT AND HANDLE THE SAID OIL, GAS, SULPHUR AND OTHER MINERALS AND MINERAL RIGHTS, VENDOR, HIS HEIRS AND ASSIGNS, HOWEVER MUST OBTAIN WRITTEN CONSENT OF THE PURCHASERS, THEIR LEGAL REPRESENTATIVES OR ASSIGNS BEFORE ENTERING UPON, FOR THE PURPOSE OF DEVELOPING, EXPLOITING AND HANDLING SAID OIL, GAS, SULPHUR AND OTHER MINERALS AND MINERAL RIGHTS, THAT PORTION OF THE HEREIN CONVEYED PROPERTY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 20 EAST, LYING BETWEEN THE SOUTH LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC RAILROAD AND A LINE SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE PRESENT U. S. HIGHWAY NO. 90 (BOUTTE-DES ALLEMANDS STATE HIGHWAY ROUTE NO. 2) AT A DISTANCE THEREFROM OF 260 FEET, EXCEPT THAT PORTION HEREINABOVE DESCRIBED AS HAVING BEEN CONVEYED TO JOSEPH KADAK, WHICH WRITTEN CONSENT, HOWEVER, WILL BE GRANTED ON REASONABLE TERMS."

THIS AGREEMENT IS MADE SUBJECT TO THE RIGHT OF WAY GRANTED TO THE TEXAS PIPE LINE COMPANY BY C. L. THOMPSON TO LAY, OPERATE AND MAINTAIN A PIPE LINE THROUGH NOSELLA PLANTATION, AS PER AGREEMENT DATED FEBRUARY 24, 1940."

IT IS EXPRESSLY AGREED AND UNDERSTOOD BY THE PARTIES TO THESE PRESENTS THAT THIS SALE IS MADE WITH THE FOLLOWING RESTRICTION: THAT AT NO TIME SHALL THE PROPERTY HEREIN CONVEYED OR ANY BUILDING AND/OR BUILDINGS THAT MAY BE ERECTED THEREON, BE USED AS A BARROOM OR A PLACE FOR CONDUCTING THE SALE OF ANY ALCOHOLIC, VINOUS OR MALT LIQUORS OR ANY KIND OR TYPE WHATSOEVER.

B. THE RESUBDIVISION OF LOT 5, ADDITION TO MOSELLA SUBDIVISION INTO LOTS 5-A & 5-B RECORDED 8/4/2003, AT COB 637/45 RECORDS OF ST. CHARLES PARISH  
4017005005-B  
**HALL, MILDRED (GRIFFIN) ETALS ROSS, EDDIE ROOSEVELT, JR.**  
532 SOUTH KINLER ST., LA TAXES OWED ARE WITH LOTS 5 AND 6, BOOKER T. WASHINGTON SUBD. ADJUDICATED TO PARISH OF ST. CHARLES, P.O. BOX 302, HAHNVILLE, LA 70057, FOR UNPAID 2017 AND 2018 GRASS FEES (878/629) 700200000006

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: July 17, 2025

**Sheriff's Sale**

**SHERIFF'S SALE**  
**SHERIFF'S OFFICE**  
Suit No: (45) 94365-D  
Date: Friday, May 23, 2025  
**FREEDOM MORTGAGE CORPORATION**  
vs  
**MESH IA SLACK KENNER AND JAHEIM RASHAAD KENNER**  
**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, JULY 11, 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, JULY 23, 2025, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:

Lot 39 River Road Estates Subdivision, Phase 2, a certain parcel of ground together with 211 the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging toot in anywise appertaining, situated in the City of Hahnville, Parish of St. Charles, State of Louisiana, as shown on the plat recorded May 17, 2022 at Book 919, Page 552, File Number 468318, of the Clerk of Courts of St. Charles Louisiana.

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

**TWO HUNDRED AND NINETY-THREE THOUSAND TWO HUNDRED AND SIXTY-SEVEN AND FORTY-FOUR (\$293,267.44) 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: June 19, 2025**

July 17, 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

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