

ST. CHARLES PARISH PUBLIC NOTICES



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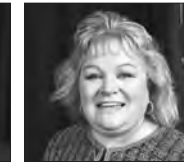
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985-240-0031
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Public Notice

Public Notice
(Notice of Intention to Introduce Bill - 2026 Regular Legislative Session)
Public notice is hereby given, as provided by R.S. 47:1907.1 that there will be introduced at the forthcoming session of the Legislature of Louisiana, to be convened on March 9, 2026, a bill relative to authorizing assessors in this state to increase their annual salary compensation in an amount not to exceed five percent annually through Fiscal Year 2028-2029; and to provide for related matters.
Publish: January 22 & 29, 2026

Public Notice

PLANNING & ZONING COMMISSION
THE ST. CHARLES PARISH PLANNING & ZONING COMMISSION WILL MEET ON FEBRUARY 5, 2026 AT 6:00 P.M. IN THE COUNCIL CHAMBER OF THE PARISH COURTHOUSE LOCATED AT 15045 RIVER ROAD, HAHNVILLE TO HEAR:
2026-1-MIN requested by ICG Investing LLC & Blake Lorio for a resubdivision of two lots into two, **313 & 315 River Ridge Drive, Boutte**, Zoning District R-1A, Council District 4.
2026-2-MIN requested by Gaynell Ayo for a resubdivision of one lot into two, **Luke Drive, Bayou Gauche**, Zoning District R-1A(M), Council District 4.
2026-1-SPU requested by GM Elite Co. for Automobile Fleet Services in a C-3 zoning district, **150 Almedia Plantation Drive, St. Rose**, Council District 5.
2026-1-ORD requested by **Walter Pilié, Councilman, District III & Michelle O'Daniels, Councilwoman, District V** to amend the St. Charles Parish Zoning Ordinance of 1981, Section VII. – Supplemental use and performance regulations, Large Solar Energy Systems (LSES).
ALTERNATE DATE: 2/12
PUBLISH: 1/22, 1/29, 2/5

Public Notice

ST. CHARLES PARISH COMMUNITY SERVICES
ANNUAL EQUAL OPPORTUNITY STATEMENT
St. Charles Parish Community Services is an Equal Opportunity Employer/ Program and no client, applicant, or employee shall, on the basis of race, sex, age, color, national origin, religion, disability, political affiliation, or any other non-merited factor, be denied the benefit of, be excluded from participating in, or otherwise subjected to discrimination under any program or service which this CSBG funded agency operates.
For addition information, contact: Jessica Abshire, Program Manager/ E.O. Officer
14564 River Road/ P.O. Box 169, New Sarpy, LA 70078
P: 985-764-7944 x2003, TDD: 985-783-5000
Equal Opportunity Employer – "Programs" and "Auxiliary Aids and Services" are available upon request to individuals with disabilities.
Publish: January 29, 2026

Public Notice

PUBLIC NOTICE
COMMUNITY SERVICE ANNOUNCEMENT
Residents of St. Charles Parish may be eligible for financial Assistance with their utility bills through the Low-Income Home Energy Assistance Program. The Low-Income Energy Assistance Program administrator through St. Charles Parish Department of Community Services Office located at 14564 River Road New Sarpy, Louisiana. All applicants must demonstrate permanent residence in St. Charles Parish and meet the following income guidelines identified by the state of Louisiana.
How to Apply:
St. Charles Parish residents can call (985)764-7944 for information and/or to schedule an appointment beginning January 26, 2026, between the hours of 9:30 A.M. to 4:00 P.M., Monday thru Friday.
Information needed to Apply.
1. Check Stubs from the previous 30 days for employed household members (Ex: Check Stub-Bi-Weekly-2, Weekly-4)
2. Current Utility bill (ATMOS & ENTERGY)
3. Social Security cards for everyone living in the household
4. SNAP recipients must present household electronic notices from (DCFS Department of Children and Family Services, within 30 days)
5. Self-employed applicants must provide recent Federal Income Tax Return with all attachments.
6. Laid off or Terminated applicants must provide Laid-Off Sign or Terminated Notice.
7. Driver's License, Children aged eighteen (18) and up must have a government ID
*Additional proof of address identification (ex: voter of registration card, rent/lease agreement, rent receipts, another bill with your name and same addresses).
Income Documents – Gross Wages and Salary, Self-Employment Net Receipt, Social Security, Social Security Supplement (SSI) Social Security Disability, Railroad Retirement, Unemployment Compensation, Strike benefits from union funds, Workman Compensation Benefits, Veteran's Payments, Training Stipends, Alimony, Military Family Allowments, Private Pensions, Government Employee Pensions, Insurance or Annuity Payments, Dividends and Interests, Net Rental Income, Net Royalties, Periodic receipts from Estates or Trusts, Net gaming winnings, Jury Duty Compensation, Family Independent Temporary Assistance Program (FITAP) and Regular Contributions
Louisiana 2026 Income Eligibility Guidelines
(10/01/2025 to 09/30/2026)
(Based on 60% Estimated State Median Income Levels)

# Household Members	Annual Household Income Limit
1	\$39,618
2	\$49,839
3	\$49,460
4	\$58,882
5	\$68,303
6	\$77,724
7	\$79,490
8	\$81,257
9	\$83,023
10	\$84,790

NOTE: It is policy of this agency to ensure equal opportunity in all aspects of its programs without regard to race, color, national origin, age, sex, religion and/or disability. "Equal Opportunity Employer/Program" And "Auxiliary Aids and Services Are Available upon Request to Individuals with Disabilities" Contact Louisiana Relay-Dial 711.
Publish: January 22 & 29, 2026

Public Notice

St. CHARLES PARISH PROCUREMENT
SEALD BIDS WILL BE RECEIVED BY ST. CHARLES PARISH UNTIL:
11:00a.m - February 13th, 2026
AT THE ST. CHARLES PARISH PROCUREMENT OFFICE, P. O. BOX 302, 15045 RIVER ROAD, PARISH COURTHOUSE, 3rd FLOOR PARISH PRESIDENT'S OFFICE, HAHNVILLE, LOUISIANA, 70057, EITHER BY MAIL, HAND DELIVERED OR ON-LINE AT: <https://www.centralbidding.com> PROMPTLY THEREAFTER, THE BID(S) WILL BE PUBLICLY OPENED AND READ ALOUD IN THE COUNCIL CHAMBERS, 2ND FLOOR OF THE ST. CHARLES PARISH COURTHOUSE FOR THE FOLLOWING BID(S):
Bid# 1040 – 2 Year Contract for Limestone Pickup
Bid# 1041 – Purchase of Altoz 2026 TRX 766i Mowers
Bid# 1042 – 2 Year Contract for Limestone Delivery
DETAILED SPECIFICATIONS MAY BE PICKED UP, MAILED, OR EMAILED BY CONTACTING SAMANTHA PEARCE OR ALICE TOUCHARD AT THE PARISH COURTHOUSE (PHONE 985-783-5000) OR AN EMAIL REQUESTED TO spearce@stcharlesgov.net or atouchard@stcharlesgov.net. BID RELATED DOCUMENTS MAY BE VIEWED ON-LINE AT <https://www.centralbidding.com>.
ST. CHARLES PARISH RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, IN WHOLE OR IN PART, PURSUANT TO THE LAW.
ST. CHARLES PARISH PROCUREMENT OFFICE
P. O. BOX 302
HAHNVILLE, LA 70057
BID ADVERTISED:
ST. CHARLES HERALD GUIDE
January 29th, 2026
February 5th, 2026

Public Notice

Advertisement for Bids
HAHNVILLE HIGH ATHLETIC FIELD PARKING & SIDEWALK IMPROVEMENTS
Bids will be received at the St. Charles Parish Schools Central Office Board Room, 13855 River Road, Luling, Louisiana 70070 on **2:00 P.M., LOCAL TIME, Wednesday, February 18, 2026**, at which time the bids will be publicly opened and read aloud in the Board Room.
B. BID DOCUMENTS AND DEPOSITS
Complete Bid Documents for this project are available in electronic form. They may be obtained without charge and without deposit by visiting the public projects area at www.centralauctionhouse.com. Printed copies may be obtained from **Infinity Engineering Consultants, LLC** (504-304-0548) upon payment of a deposit of \$100.00 for each set of documents. The deposit or a portion of the deposit is returnable as provided in the Instructions to Bidders.
Bidding documents are also available at wearecops.org under "Resources," select "Online Bids, RFP's."
All other questions regarding the scope of work of the project should be directed to the Project Engineer in writing via email only: shurt@infinityec.com
C. BID SECURITY AND PERFORMANCE AND PAYMENTS BONDS
Bids must be accompanied by a bid security at least equal to five percent (5%) of the base bid and all additive alternates in the form of a certified check, cashier's check or bid bond. The successful bidder will be required to furnish a performance bond and a payment bond, each in an amount equal to one hundred percent (100%) of the contract amount.
Contract, if awarded, will be on the basis of the lowest responsive and responsible bidder, if within the budget. No bid may be withdrawn for a period of 45 days after bid opening except as provided by law.
Bidders must meet the requirements of the State of Louisiana Contractor's Licensing Law, R.S. 37:2151 et seq.
D. REJECTION OF BIDS
St. Charles Parish School Board reserves the right to award the project on whatever basis is in the interest of the Owner and to accept or reject any or all bids and to waive technicalities and informalities as allowed by law.
E. PRE-BID CONFERENCE
A PRE-BID CONFERENCE will be held at the St. Charles Parish Schools Board Room, 13855 River Road, Luling, LA 70070 on **Tuesday, February 10, 2026, at 2:00 p.m.** Attendance at this pre-bid conference is **Mandatory**.
F. ADVERTISEMENT DATES
LEGAL AD TO RUN: January 22, 2026
January 29, 2026
February 5, 2026

St. Charles Parish Public Schools
Scott Cody, President
Dr. Ken Oertling, Superintendent
13855 River Road, Luling, LA 70070

Public Notice

Anyone knowing the whereabouts of **Christopher Kimble**, please contact Jane Chauvin of Chauvin Law Firm, LLC, 1904 Ormond Blvd., Ste. 203, Destrehan, LA 70047; 985-307-0281. Important property rights involved!
Publish: January 22 & 29, 2026

Public Notice

We are applying to the St. Charles Parish Sheriff's Office for a permit to conduct the **Holy Family Catholic Church Food Truck Friday on Friday, April 10, 2026** at Holy Family Catholic Church, 155 Holy Family Lane, Luling, LA 70070 in the Parish of St. Charles. Alcohol will not be served at this event. The time of the festival/event: **Friday, April 10, 2026 from 4:00pm – 8:00pm**
Publish: January 22 & 29, 2026

Public Notice

Anyone knowing the whereabouts of the heirs and/or legatees of **WILLIAM HOWARD**, please contact Attorney Caitlyn Mayer at (504) 468-1100 or email caitlyn@bohannanlaw.com.
Publish: January 29 & February 5, 2026

Public Notice

PUBLIC NOTICE
OF
INTENT TO SUBMIT PERMIT RENEWAL APPLICATION
DOW HYDROCARBONS AND RESOURCES, LLC, SAINT CHARLES OPERATIONS
355 HIGHWAY 3142, SAINT CHARLES PARISH, LOUISIANA

Notice is hereby given that Dow Hydrocarbons and Resources, LLC, St. Charles Operations, does intend to submit to the Louisiana Department of Environmental Quality, Office of Environmental Services, Waste Permits Division, an application for a renewal solid waste permit to operate a Type I Industrial Solid Waste Surface Impoundment in St. Charles Parish, Range 20E, Township 13S, Sections 39 and 40,41, which is located at 355 Highway 3142 in Hahnville, LA. A portion of the facility's western border lies on Highway 3124, while the northern boundary is Highway 18.
Comments concerning the facility may be filed with the Secretary of the Louisiana Department of Environmental Quality at the following address: Office of Environmental Services, Waste Permits Division, Post Office Box 4313, Baton Rouge, LA 70821-4313.
Publish: January 29, 2026

Public Notice

PUBLIC MEETING NOTICE

The Metropolitan District Law Enforcement Planning and Action Commission (METLEC) Board will hold a public meeting on Tuesday, February 24, 2026 at 11:00 a.m. The meeting will be held in the Joseph S. Yenni Bldg., 1221 Elmwood Park Blvd., Council Chambers, 2nd Floor, Jefferson, LA 70123. The purpose of the meeting will be to approve the allocations for FY2025 Victims of Crime Act Program (VOCA) funds and any other business that comes before the board.
In accordance with provisions of the American with Disabilities Act Amendments Act of 2008, as amended, Jefferson Parish shall not discriminate against individuals with disabilities on the basis of disability in its services, programs or activities. If you require auxiliary aids or devices, or other reasonable accommodation under the ADA Amendments Act, please submit your request to the ADA Coordinator at least forty-eight (48) hours in advance or as soon as practical. A seventy-two (72) hour advanced notice is required to request Certified ASL Interpreters. ADA Coordinator / Office of Citizens with Disabilities, 1221 Elmwood Park Blvd., Suite 403, Jefferson, LA 70123 (504) 736-6086. ADA@jeffparish.gov.
Publish: January 29, 2026

Public Notice

ORDINANCES AND RESOLUTIONS INTRODUCED FOR PUBLIC HEARING BY THE ST. CHARLES PARISH COUNCIL, ON MONDAY, FEBRUARY 9, 2026, 6:00 P.M., COUNCIL CHAMBERS, PARISH COURTHOUSE, 15045 RIVER ROAD, HAHNVILLE:

- 2026-0023** (1/26/26, Jewell, G. Gorden)
An ordinance approving and authorizing the execution of Change Order No. 1 (Final) for the LA 18 Cast Iron Water Main Replacement, Phase III (Project No. WWKS 113), to decrease the contract amount by \$85,019.76.
- 2026-0025** (1/26/26, Fonseca, Wilson, deBruler)
An ordinance to amend St. Charles Parish Code of Ordinances, Chapter 8, Elections, Section 8-1 to revise the legal descriptions of Council Districts 1 and 7, in order to realign portions of Pit Road, Alexander Street, and Boutte Estates Drive, all south of Tinney Street into a single council district, all in accordance with Resolution No. 6874 and applicable redistricting laws.
- 2026-0028** (1/26/26, Jewell, M. Albert)
An ordinance to amend the St. Charles Parish Zoning Ordinance of 1981, to change the zoning classification from R-3 to C-3 on property designated as Lot 15-A, Block 6, Mosella Subdivision, 14183 & 14189 Highway 90, Boutte as requested by Brennen Friloux.
- 2026-0038** (1/26/26, Jewell, C. Oubre)
An ordinance approving and authorizing the execution of a Cooperative Endeavor Agreement with the St. Charles Fireman's Association, Inc. for funding from the settlement of the Louisiana State-Local Government Opioid Litigation in an amount not to exceed \$200,000.00 for the purchase of Lifeline ARM Chest Compression Systems with Accessories and LIFEPAK 1000 Graphical Display AEDS with Accessories for the nine (9) volunteer fire departments.
- 2026-0039** (1/26/26, Jewell, B. Messerly)
An ordinance approving and authorizing the execution of a Professional Service Agreement with Huseman & Associates, LLC, to perform engineering services for the SCP Courthouse - Electrical Replacement (Project No. GBCHEU26), in the not to exceed amount of \$79,855.00.
- 2026-0041** (1/26/26, Jewell, M. Bingham)
An ordinance approving and authorizing the execution of Change Order No. 2 (Final) for the Sunset Screen Cleaner (Project No. P080905-11C), to decrease the contract amount by \$192,662.65 and decrease the contract time by one hundred twenty-nine (129) days.

**PUBLISH: January 29, 2026
February 5, 2026**

Sheriff's Sale

**SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 95132-E
Date: Thursday, December 11, 2025
SELENE FINANCE, LP
vs
RANDALL J. GAULT A/K/A
RANDALL GAULT
GREG CHAMPAGNE, SHERIFF
P.O. Box 426
HAHNVILLE, LA 70057
Parish of ST. CHARLES
29th Judicial District Court
State of Louisiana**

By virtue of and in obedience to a Writ of SEIZURE AND SALE directed to me by the Honorable 29TH JUDICIAL DISTRICT COURT in and for the PARISH OF ST. CHARLES, State of Louisiana, dated: MONDAY, DECEMBER 30, 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, MARCH 04, 2026, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:
One certain lot or ground, together with all the building and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances hereunto belonging or in anywise appertaining situated in St. Charles Parish, Louisiana, State of Louisiana, in that part thereof known as Ormond Country Club Estates, Section No. I in Square 9, which square is bounded by Ormond Boulevard, Stanton Hail Drive, Parcel B and the right of way for United Gas Pipeline, and according to a sketch of survey made by J. J. Krebs and Sons, Inc., Surveyor, dated March 1, 1978, last re-certified as of June 15, 1978, said lot is described as Lot No. 208. commences at a distance of Four hundred (400') feet from the intersection of Stanton Hall Drive and Ormond Boulevard, and measures thence, in the direction of right of way for United Gas Pipeline One hundred (100') feet front on Ormond Boulevard, same width in the rear, by a depth between equal and parallel lines of One hundred fifty (150') feet.
And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **TWO HUNDRED AND EIGHTY-FIVE THOUSAND TWO HUNDRED AND TWENTY-FIVE AND THIRTY-SEVEN (\$285,225.37) 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: January 29, 2026 February 26, 2026
**GREG CHAMPAGNE-SHERIFF & EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Corey J. Giroir
P.O. Box 87379 13541 Tiger Bend
Baton Rouge, LA 70879
225-756-0373
SCSO-CIV-209-0402**

Sheriff's Sale

**SHERIFF'S SALE
SHERIFF'S OFFICE
Suit No: (45) 95772-D
Date: Tuesday, December 09, 2025
AMERIHOM MORTGAGE
COMPANY, LLC
vs
CHELSEA AMANDA ANDERSON A/KIA CHELSEA
A. ANDERSON A/KIA CHELSEA
ANDERSON
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, MAY 22, 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, MARCH 04, 2026, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:
A certain lot or portion of ground, situated in the Parish of St. Charles, State of Louisiana, Section 11, T-12-S, R-8-E, and being a portion of what was formerly known as Lot No. 3 Ormond Plantation, and more fully described on a plan of subdivision designated as "Addition to River Point Subdivision" as per plan of Lucien C. Gassen, PLS, dated March 16, 1994, approved by the St. Charles Parish on April 11, 1994, matter no. PZS-94-07, a copy of which is recorded at COB 478, folio 5 80 of the official records of St. Charles Parish, Louisiana.
And according to the above referenced plan of subdivision, said lot is designated as LOT 116 in addition to River Point Subdivision, and measures 79.50 feet front on River Point Drive, a width in the rear of 39.36 feet, by a depth on the Northerly sideline adjacent to Lot 115 of 108.71 feet and a depth on the opposite sideline separating it from Lot 117 of 00.82 feet. All as per the survey of Lucien C. Gassen, PLS, dated March 16, 1994.
And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **ONE HUNDRED AND EIGHTY-FOUR THOUSAND AND NINE AND SIXTY (\$184,009.60) DOLLARS**, along with interest and attorney's fees and all other costs including my own costs and charges.
TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE.
PUBLISH ON: January 29, 2026 February 26, 2026
**GREG CHAMPAGNE-SHERIFF & EX-OFFICIO TAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Corey J. Giroir
P.O. Box 87379 13541 Tiger Bend
Baton Rouge, LA 70879
225-756-0373
SCSO-CIV-209-0402**

Sheriff's Sale

**SHERIFF'S OFFICE
SHERIFF'S SALE
Suit No: (45) 96698
Date: Monday, January 12, 2026
ALLY BANK
VS
POOL TECH OF NEW ORLEANS INC AND JAMES
E GARES
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, NOVEMBER 25, 2025, in the above entitled and numbered cause, I shall proceed to sell at public auction at the front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, FEBRUARY 11, 2026, at 10:00 AM, to the last and highest bidder for cash, the following described property, to wit:
2021 RAM 3500 (VIN NO: 3C63RR-GL8MG636942)
And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **FIFTY-FOUR THOUSAND AND TWENTY-FIVE AND EIGHT-TEEN (\$54,025.18) DOLLARS**, along with interest and attorney's fees and all other costs including my own costs and charges.
Terms and conditions of sale: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE.
PUBLISH ON: January 29, 2026
**GREG CHAMPAGNE, SHERIFF & EXOFFICIOTAX COLLECTOR
ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
WILLIAM s- TEBBE
3510 N. CAUSEWAY BLVS., STE 600
METAIRIE, LA 70002
504-831-7726
SCSO-CIV-209-0402**

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
 Suit No: (45) 91765-C
Date: Monday, November 24, 2025
MORTGAGE ASSETS MANAGEMENT, LLC

vs

DONNA M. DUHE A/KIA DONNA DUHE, HEIR OF CAROLYN LANDECHE DUHE A/K/A CAROLYN L. DUHE A/KIA CAROLYN DUHE A/KIA CAROLYN LANDECHE
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, MARCH 21, 2023, in the above entitled and numbered cause, I shall proceed to sell at public auction at the principal front door of the Courthouse of which the Civil District Court of the Parish of St. Charles is held on WEDNESDAY, FEBRUARY 04, 2026, 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:

A certain portion of ground, together with all the improvements thereon and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Charles, State of Louisiana, on the right bank of the Mississippi River, in Section 47, T13S, R21E, and being a portion of Farm Lots 1, 2, 3 and 4 of Lone Star Plantation, said portion of ground is situated in that part known as Mimosa Park Subdivision, in Block "C", and designated by the Lot No. 59 and One-Half of Lot No. 57, next to and adjoining Lot 59, all in accordance with a revised plan of subdivision by E. M. Collier, dated June 24, 1954, copy of which is filed in the Office of the Clerk of Court for the Parish of St. Charles, Louisiana, for reference; said Lot No. 59 and one-half of Lot No. 57 adjoining Lot 59, together measure 75 feet front on Mimosa Avenue, same width in the rear, by a depth of 131 feet between equal and parallel lines. Property situated in the Parish of St. Charles, State of Louisiana.

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

ONE HUNDRED AND NINETY-FIVE THOUSAND AND TWENTY-ONE AND FORTY-FIVE (\$195,021.45) DOLLARS, along with interest and attorney's fees and all other costs including my own costs and charges.

TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE.

PUBLISH ON: January 1, 2026

January 29, 2026
GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLECTOR

ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
Corey J. Giroir
 P.O. Box 87379 13541 Tiger Bend
Baton Rouge, LA 70879
 225-756-0373
 SCSO-CIV-209-0402

Sheriff's Sale

SHERIFF'S SALE
SHERIFF'S OFFICE
 Suit No: (45) 96586-D
Date: Friday, December 05, 2025
FREEDOM MORTGAGE CORPORATION

VS

LANCES. BOUDOIN A/K/A LANCE BOUDOIN AND DAWN L. BOUDOIN A/K/A DAWN BOUDOIN A/K/A DAWN DOMANGUE BOUDOIN
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, NOVEMBER 04, 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, MARCH 04, 2026, at 10:00 A.M., to the last and highest bidder for cash, the following described property, to wit:

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, and privileges, situated in Section 54 of T13S-R21E and Sections 88 and 89 of T13S-R20E, St Charles Parish, Louisiana, in ASHTON OAKS SUBDIVISION, and being designated on the official plat survey thereof, made and prepared by Ralph P. Fontcuberta, Jr., Professional Land Surveyor of BFM Professional Land Surveyors dated March 3, 2017, and filed in the records of the Parish of St. Charles, State of Louisiana, at Book 845, folio 540, Entry Number 423083, as LOT NUMBER FIFTY-THREE (53), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as shown on said subdivision map ("Property").

And from the proceeds of said sale to pay petitioner by preference over all other claims, the sum of: **TWO HUNDRED AND TWO THOUSAND ONE HUNDRED AND FIFTY AND FORTY-SIX (\$202,150.46) DOLLARS**, along with interest and attorney's fees and all other costs including my own costs and charges.

TERMS AND CONDITIONS OF SALE: CASH IN THE FORM OF A CASHIER'S CHECK DUE BY 2:00 P.M. DAY OF THE SALE.

PUBLISH ON: January 29, 2026

February 26, 2026
GREG CHAMPAGNE-SHERIFF
& EX-OFFICIO TAX COLLECTOR

ST. CHARLES PARISH
ATTORNEY FOR PLAINTIFF:
ELIZABETH C PRICE
 1602 W. PINHOOK RD., SUITE 300B
LAFAYETTE, LA 70508
 801-355-2886
 SCSO-CIV-209-0402

Your Community, Your News



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