

PUBLIC NOTICES

High Point 2025 Limited Partnership is proposing to acquire and substantially rehabilitate High Point Apartments, an existing 48-unit elderly apartment complex located at 13823 Achord Lane, Walker, LA, Livingston Parish. The public may obtain more information by contacting John Huff at (334)749-0885 or E-Mailing: huffdev@huffmgt.com. This project will be comprised of 32 one-bedroom units and 16 two-bedroom units. Maximum number of units will be 48 units. This project will serve primarily elderly households, including veterans and disabled households through the provision of a community facility and/or associated supportive services tailored to household needs. This project is competing for 9% Tax Credits provided by the Louisiana Housing Corporation. The estimated total development cost is \$9,135,598, and to be financed with a \$1,030,626 USDA, Rural Development Section 515 first mortgage loan, \$850,000 USDA, Rural Development Section 538 second mortgage loan, \$6,969,233 in equity generated primarily from the Tax Credits, \$41,732 developer loan, and \$243,907 owner reserves contribution.

Cost of Notice: \$12

BEFORE THE
LOUISIANA PUBLIC SERVICE COMMISSION

Magnolia Water Utility Operating
Company, LLC,
Ex Parte

DOCKET NO. U-_____

In Re: Magnolia Water Utility Operating Company, LLC - 2024 Formula Rate Plan Annual Report, Request for Adjustment of Water and Sewage Rates and Any Other Related Relief

2024 FORMULA RATE PLAN ANNUAL REPORT REQUEST FOR ADJUSTMENT OF WATER AND SEWAGE RATES AND ANY OTHER RELATED RELIEF

Name and Address of Party Making Filing:	Magnolia Water Utility Operating Company, LLC 10761 Perkins Road Suite A Baton Rouge, LA 70810
Name, Address, Email Address, and Telephone Number of Attorney For Party Making Filing:	Andrew B. Ezell EZELL LAW FIRM, LLC 10761 Perkins Rd., Ste. A Baton Rouge, Louisiana 70810 Telephone: (225) 763-2272 Facsimile: (225) 763-2273 Email: aezell@ezellfirm.com

Statement of Action Sought:

Applicant, Magnolia Water Utility Operating Company, LLC, requests that the Louisiana Public Service Commission take the following action:

- 1) Consider and implement rates to provide the following monthly rates for water and sewer customers:

Water	
Tier I – Rates by Meter Size	
5/8” & 3/4”:	\$21.72 for the first 2,000 gallons consumed; \$2.50 for each additional 1,000 gallons consumed
1”:	\$27.14 for the first 2,000 gallons consumed \$2.50 for each additional 1,000 gallons consumed
1.5”:	\$108.60 for the first 2,000 gallons consumed \$2.50 for each additional 1,000 gallons consumed
2”:	\$173.76 for the first 2,000 gallons consumed \$2.50 for each additional 1,000 gallons consumed
3”:	\$325.81 for the first 2,000 gallons consumed \$2.50 for each additional 1,000 gallons consumed
4” or greater:	\$543.01 for the first 2,000 gallons consumed \$2.50 for each additional 1,000 gallons consumed
No Meter:	\$32.48 flat

Tier II – Rates by Meter Size	
5/8” & 3/4”:	\$43.46 for the first 2,000 gallons consumed; \$4.00 for each additional 1,000 gallons consumed
1”:	\$54.33 for the first 2,000 gallons consumed \$4.00 for each additional 1,000 gallons consumed
1.5”:	\$217.26 for the first 2,000 gallons consumed \$4.00 for each additional 1,000 gallons consumed
2”:	\$347.63 for the first 2,000 gallons consumed \$4.00 for each additional 1,000 gallons consumed
3”:	\$651.79 for the first 2,000 gallons consumed \$4.00 for each additional 1,000 gallons consumed
4” or greater:	\$1,086.32 for the first 2,000 gallons consumed \$4.00 for each additional 1,000 gallons consumed
No Meter:	\$64.96 flat

Tier III – Rates by Meter Size	
5/8” & 3/4”:	\$11.66 for the first 2,000 gallons consumed plus applicable third-party flow through rate
1”:	\$14.58 for the first 2,000 gallons consumed plus applicable third-party flow through rate
1.5”:	\$58.32 for the first 2,000 gallons consumed plus applicable third-party flow through rate
2”:	\$93.24 for the first 2,000 gallons consumed plus applicable third-party flow through rate
3”:	\$174.95 for the first 2,000 gallons consumed plus applicable third-party flow through rate
4” & 6”:	\$291.59 for the first 2,000 gallons consumed plus applicable third-party flow through rate

Wastewater	
Tier I	
Residential:	\$37.86
Commercial:	Based upon formula specified in Title 51, Chapter 15, Section 1501, of the Louisiana State Sanitary Code
Tier II	
Residential:	\$75.72
Commercial:	Based upon formula specified in Title 51, Chapter 15, Section 1501, of the Louisiana State Sanitary Code
Schools:	\$37.86
Tier III	
Residential:	\$37.86
Commercial:	Based upon formula specified in Title 51, Chapter 15, Section 1501, of the Louisiana State Sanitary Code

- 2) Consider and grant any other related relief.

Magnolia’s filing may be viewed in the offices of the LPSC located at 602 North Fifth Street, Galvez Building, 12th Floor, Baton Rouge, Louisiana, 70802, phone 225-342-4404, and on the LPSC website (www.lpsc.org).

Date by Which a Party Who Desires to Participate In the Proceeding Must File Notice of Protest: June 3, 2025
Cost of Notice: \$192

SHERIFF SALES

SHERIFF’S SALE
TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

PELICAN STATE CREDIT UNION
VERSUS NO. 184679
MITCHELL D. ODOM & JENNIFER A. ODOM

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of OCTOBER 15, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

MITCHELL D. ODOM & JENNIFER A. ODOM

Defendants,
I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE 2025

during legal sale hours of said day beginning at 10:00 o’clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

NOTE #42499760

All that certain parcel of land situated in the City of Livingston, Parish of Livingston and State of Louisiana bounded and described as follows: One (1) certain lot or parcel of ground, together with all the buildings and improvements thereon, located in Section 14, Township 7 South, Range 4 East, G.L.D., Livingston Parish, Louisiana, and being more particularly described as follows, to-wit: For starting point commence at the Southeast Corner of the Southwest 1/4 of Section, Township 7 South, Range 4 East, and proceed West 1127.63 feet to the Point of Beginning; from said point of beginning proceed West 125.00 feet to a point and corner; thence North 00°02’40” East, 477.25 feet to point and corner; thence South 89°57’20” East 125.00 feet to a point and corner; thence South 00°02’40” West 477.25 feet back to the point of beginning; said lot being more particularly described as LOT NUMBER FORTY-ONE (41), of the subdivision of a 58.14 acres tract of land, in accordance with a survey plat prepared by Alvin Fairburn & Associates, dated February 6, 1985, for James William Courtney; Subject to Restrictions, servitudes, Right-of-Way and Outstanding Mineral Rights of record affecting the property.

Municipal Address: 18292 Tabony Lane, Livingston, LA 70754
Tax Parcel: 0238659

NOTE #42499761

All that certain parcel of land situated in the City of Livingston, Parish of Livingston and State of Louisiana bounded and described as follows: One (1) certain lot or parcel of ground, together with all the buildings and improvements thereon, located in Section 14, Township 7 South, Range 4 East, G.L.D., Livingston Parish, Louisiana, and being more particularly described as follows, to-wit: For starting point commence at the Southeast Corner of the Southwest 1/4 of Section, Township 7 South, Range 4 East, and proceed West 1127.63 feet to the Point of Beginning; from said point of beginning proceed West 125.00 feet to a point and corner; thence North 00°02’40” East, 477.25 feet to point and corner; thence South 89°57’20” East 125.00 feet to a point and corner; thence South 00°02’40” West 477.25 feet back to the point of beginning; said lot being more particularly described as LOT NUMBER FORTY-ONE (41), of the subdivision of a 58.14 acres tract of land, in accordance with a survey plat prepared by Alvin Fairburn & Associates, dated February 6, 1985, for James William Courtney; Subject to Restrictions, servitudes, Right-of-Way and Outstanding Mineral Rights of record affecting the property.

Municipal Address: 18292 Tabony Lane, Livingston, LA 70754
Tax Parcel: 0238659



Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff’s Office, Livingston, Louisiana on this 25 day of March 2025.

Attorney: BRIAN L. THORNHILL

Advertise: May 8, 2025, and June 5, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF’S SALE
TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
VERSUS NO. 186613
SCOTT DUANE DAVIS AND APRIL DAVIS WAINWRIGHT AKA APRIL DAVIS THIBODEAUX WAINWRIGHT

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 18, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

SCOTT DUANE DAVIS AND APRIL DAVIS WAINWRIGHT AKA APRIL DAVIS THIBODEAUX WAINWRIGHT

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o’clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.57 ACRES SITUATED IN SECTION 51, TOWNSHIP 7 SOUTH, RANGE 6 EAST, LIVINGSTON PARISH, LOUISIANA, DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 51 WITH THE EAST MARGIN OF A PARISH BLACKTOP ROAD/RUN N 00 DEGREES 05’ 12” EAST 192.1 FEET TO THE POINT OF BEGINNING; THENCE N 00 DEGREES 10’ 46” EAST 125.0 FEET ALONG EASTERN MARGIN OF SAID ROAD TO POINT AND CORNER; THENCE N 89 DEGREES 48’ 24” EAST 200 FEET TO POINT AND CORNER; THENCE S 00 DEGREES 10’ 46” WEST 125 FEET TO POINT AND CORNER; THENCE S 89 DEGREES 48’ 24” WEST 200 FEET BACK POINT OF BEGINNING. BEING A PORTION OF THAT CERTAIN 13.30 ACRE TRACT SITUA IN SECTION 51, TTS, R6E BELONGING TO M. A. DAVIS JR.; ALL AS PER SURVEY BY JO D. ADAMS, REG. SURVEYOR, DATED JUNE 11, 1979 AND A CERTAIN TRACT OR PARCEL OF GROUND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON AND ALL RIGHTS OF WAY AND SERVITUDES THEREON APPERTAINING SITUATED IN SECTION 51, T7S, R6E, LIVINGSTON PARISH, LOUISIANA, DESCRIBED AS BEGINNING AT A POINT WHERE THE EAST RIGHT OF WAY OF BLAHUT ROAD INTERSECTS WITH THE COMMON SECTION LIEN OF SECTION 51 AND SECTION 40, T7S, R6E, THENCE PROCEED NORTH 00 DEG. 10 MIN. .46 SEC: EAST 317.1 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 10 MIN. .46 SEC. EAST 16 FEET AND CORNER; THENCE NORTH 89 DEG. 48 MIN. 24 SEC. EAST 652.21 FEET AND CORNER; THENCE SOUTH 00 DEG. 18 MIN. 33 SEC. WEST 141 FEET AND CORNER; THENCE SOUTH 89 DEG. 48 MIN. 24 SEC. WEST 451.88 FEET TO THE SE CORNER OF THE PROPERTY NOW OWNED BY VENDEES; THENCE NORTH 00 DEG. 10 MIN. 46 SEC. EAST 125 FEST TO VENDEE’S NE CORNER. THENCE SOUTH 89 DEG. 48 MIN. 24 SEC. WEST ALONG VENDEE’S NORTH BOUNDARY LINE 200 FEET TO THE POINT OF BEGINNING. CONTAINING 1.54 ACRES AND IDENTIFIED AS TRACT A ON A MAP AND SURVEY BY JOHN: D. ADAMS, REGISTERED LAND SURVEYOR, DATED AUGUST 15, 1985; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.



Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff’s Office, Livingston, Louisiana on this 24 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF’S SALE
TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

WILMINGTON SAVINGS FUND SOCIETY, FSB NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR GWST TRUST 2020-1
VERSUS NO. 186410
WASHINGTON, SAMUEL D.

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 26, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

WASHINGTON, SAMUEL D.

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o’clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in that subdivision of the Parish of Livingston, State of Louisiana, known as CHATEAU GARDEN SUBDIVISION and being designated on the official subdivision map, on file and of record in the office of the Clerk and Recorder for said parish and state, as LOT NUMBER SEVEN (7), said subdivision, said lot having such measurements and dimensions as shown on said map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.



Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff’s Office, Livingston, Louisiana on this 11 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF’S SALE
TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-4 VERSUS NO. 174943
RICHARD L. THIGPEN-SEGUIN AND KASEY L. THIGPEN-SEGUIN

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of AUGUST 09, 2022; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

RICHARD L. THIGPEN-SEGUIN AND KASEY L. THIGPEN-SEGUIN

Defendants,
I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o’clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) certain lot or parcel of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging, or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as RHETT PLACE SUBDIVISION, FIRST FILING, and designated on the official plan thereof; on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as LOT NUMBER FORTY-EIGHT (48), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map.



Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff’s Office, Livingston, Louisiana on this 18 day of March 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: May 8, 2025, and June 5, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF’S SALE
TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

GULF COAST BANK AND TRUST COMPANY
VERSUS NO. 185198
POCHE, COLTON JOSEPH AND HAILEY NICOLE ROSE

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of DECEMBER 03, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

POCHE, COLTON JOSEPH AND HAILEY NICOLE ROSE

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o’clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

THAT CERTAIN LOT OR PORTION OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as, RIVERSCAPE AT CLIO, and being designated on the official plan of said subdivision, on file and of record in the office of the Clerk and Recorder for the Parish of Livingston, State of Louisiana, as LOT NUMBER ONE HUNDRED THIRTEEN (113), said subdivision, said lot having such measurements and dimensions and being subject to such restrictions and servitudes as shown on the official subdivision map and/or of record.



Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff’s Office, Livingston, Louisiana on this 20 day of March 2025.

Attorney: NEWMAN MATHIS BRADY & SPEDALE

Advertise: May 8, 2025, and June 5, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF’S SALE
TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

PENNYMAC LOAN SERVICES, LLC
VERSUS NO. 184000
ADAM CLINTON RODRIGUE, JR. A/K/A ADAM C. RODRIGUE, JR. A/K/A ADAM RODRIGUE, JR. AND CHRISTY LYNN F. RODRIGUE A/K/A CHRISTY LYNN RODRIGUE A/K/A CHRISTY L. RODRIGUE A/K/A CHRISTY RODRIGUE A/K/A CHRISTY F. RODRIGUE

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of AUGUST 21, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

ADAM CLINTON RODRIGUE, JR. A/K/A ADAM C. RODRIGUE, JR. A/K/A ADAM RODRIGUE, JR. AND CHRISTY LYNN F. RODRIGUE A/K/A CHRISTY LYNN RODRIGUE A/K/A CHRISTY L. RODRIGUE A/K/A CHRISTY RODRIGUE A/K/A CHRISTY F. RODRIGUE

Defendants,
I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o’clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, 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 anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as Audubon Village, 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 Seven (7), Square “C”, said subdivision, said lot having such measurements and dimensions and being subject to such restrictions and servitudes as shown on said subdivision map and/or of record. Said property to subject to that predial servitude granted in that “Grant of Predial Servitude” dated February 15, 2000 and recorded in the official records of Livingston Parish, Louisiana, in COB 759, Page 341, Entry Number 438871.

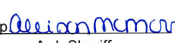

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff’s Office, Livingston, Louisiana on this 25 day of March 2025.

Attorney: LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A certain lot or parcel of land, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in that subdivision of the Parish of Livingston, State of Louisiana, known as WILLOW POINTE, SECOND FILING, and designated on the official subdivision plat on file and of record as File No. 650439 in the records of the Clerk and Recorder for the Parish of Livingston, State of Louisiana, as LOT NUMBER ONE HUNDRED NINETY -THREE (193), said subdivision, said lot having such bearings and dimensions, and being subject to such servitudes and building line restrictions, all as more particularly shown on the official subdivision plat.

The within described property bears municipal address 28982 Abyss Lane, Denham Springs, Louisiana 70726 ("Property").


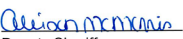
Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 20 day of March 2025.

Attorney: HALLIDAY, WATKINS & MANN, PC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

CARRINGTON MORTGAGE SERVICES LLC
VERSUS NO. 184155
JAMES F. BROWN A/K/A JAMES BROWN

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of AUGUST 27, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

JAMES F. BROWN A/K/A JAMES BROWN

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) certain piece or portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as Riverscape at Clio Subdivision, and designated on the official plan thereof on file and of record in the office of the clerk and recorder of the Parish of Livingston, State of Louisiana, as lot number thirty eight (38), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map.



Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 7 day of March 2025.

Attorney: LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 182230
BOUDREAUX, GEORGE WILLIAM IV

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 28, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BOUDREAUX, GEORGE WILLIAM IV

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A certain lot or parcel of ground, together with all the buildings and improvements thereon, situated in the Parish of Livingston, Louisiana, in that subdivision thereof known as COCKERHAM ACRES, and being more particularly described according to the official map of said subdivision on file and or record in conveyance records of the office of the Clerk and Recorder for the said Parish and State in Book 72, Page 570, as LOT ONE HUNDRED THIRTY (130) said subdivision, said lot 130 fronting Sixty (60) feet on the North side of Oak Street and extending back between equal and parallel lines a distance of One Hundred Twenty-Four (124') feet; being the same property acquired by Thomas M. Glascock by deed dated January 31, 1958, recorded in Book 83, Page 582 of the conveyance records of Livingston Parish, Louisiana and being subject to such servitudes and setback lines as shown on said map.

AND

LOT "J", NORTH SIDE SUBDIVISION, Denham Springs, Livingston Parish and being more particularly described as follows: For point of beginning go South 89 deg. 55 min. West 80 feet from Southeast corner of Lot "I"; from this point of beginning go 105 feet along South 4 deg. 08 min. East and corner; thence 60 feet along North 89 deg. 51 min. West and corner; thence 105 feet Northerly to Southern boundary of Lot "I" and corner; thence North 89 deg. 55 min. East 57.5 feet back to point of beginning all as per plat of survey by Rhea D. Percy, C.E., dated February 11, 1957, recorded in Book 80, Page 208 & 274, Livingston Parish, LA; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.



Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 24 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
VERSUS NO. 174033
JAMES C. CULPEPPER, III A/K/A JAMES CLEM CULPEPPER, III

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of DECEMBER 05, 2022; and to

me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

JAMES C. CULPEPPER, III A/K/A JAMES CLEM CULPEPPER, III

Defendant.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto, belonging or in anywise appertaining, situated in section 22, T5S, R3E, Livingston Parish, Louisiana and being more fully described as follows, to wit:

Commencing at the SW corner of section 22, T5S, R3E, thence along the Southern line of section 22 run North 89 degrees 56' 04" West a distance of 1,131.15 feet to a point; thence North 00 degrees 18' 00" West a distance of 1,017.11 feet to the point of beginning; thence North 00 Degrees 18' 00" West a distance of 177.03 feet to a point; Thence North 89 degrees 46' 25" East a distance of 659.87 feet to a point; thence South 03 degrees 20' 58" West a distance of 177.37 feet to a point; Thence South 89 degrees 46' 25" West a distance of 648.58 feet to the point of beginning. Containing within said bounds 2.658 acres off 15,816 square feet more or less, being more fully shown on survey map entitled " Map showing re-subdivision of a 39.803 acre tract of land, being the Isabel Ronaldson Smith property, into Tract X and Lot 1, being located in Section 22, T5S, R3E, Greensburg Land District, Livingston Parish, Louisiana for James C. Culpepper, III' by C. Mistric Surveyors, Inc., dated 1/15/02; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.



Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 14 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

CARRINGTON MORTGAGE SERVICES, LLC
VERSUS NO. 185622
KINCHEN, ASHLEY

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of JANUARY 07, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

KINCHEN, ASHLEY

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision thereof known as DIXIELAND SUBDIVISION, and being designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana as LOT NUMBER EIGHTEEN (18), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map.

Which has the address of 31909 Linder Road, Denham Springs, LA 70726



Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 26 day of March 2025.

Attorney: LOGS LEGAL GROUP LLP

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 175460
ELIJAH JOHNSON, JR. AND THI-JUAN RENEE COCKRAN JOHNSON

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of AUGUST 08, 2023; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

ELIJAH JOHNSON, JR. AND THI-JUAN RENEE COCKRAN JOHNSON

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A certain tract or parcel of ground, containing 2.49 acres located in Section 21, T6S, R5E, Livingston Parish, Louisiana, more particularly described as follows: For starting point being at the SE corner of the NE/4 of the NE/4 of Section 21, T6S, R5E, thence North 221.8 feet to POB, thence South 79 deg. 42' West 250.0 feet and corner; thence North 13 deg. 40' 40" West 475.47 feet and corner; thence South 70 deg. 27' East 137 feet; thence South 65 deg. 06' East 252.08 feet and corner; thence South 265.0 feet to POB, all according to plan of survey by Ansil Bickford, Registered Land Surveyor, dated February 4, 1977.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

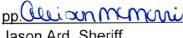

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 5 day of March 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-HE2
VERSUS NO. 156914
SHELDEN ALLEN DETRAFFORD A/K/A SHELDEN A. DETRAFFORD A/K/A SHELDEN DETRAFFORD AND PAULA BANKS DETRAFFORD A/K/A PAULA B. DETRAFFORD A/K/A PAULA DETRAFFORD

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 19, 2018; and to me

directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

SHELDEN ALLEN DETRAFFORD A/K/A SHELDEN A. DETRAFFORD A/K/A SHELDEN DETRAFFORD AND PAULA BANKS DETRAFFORD A/K/A PAULA B. DETRAFFORD A/K/A PAULA DETRAFFORD

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) 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 hereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as PLEASANT RIDGE ESTATES, PART III, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as LOT NUMBER THREE (3), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.



Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 5 day of March 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

CARRINGTON MORTGAGE SERVICES, LLC
VERSUS NO. 177425
BURBACK, AARON

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of SEPTEMBER 10, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BURBACK, AARON

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, 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 anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as Willow Pointe Subdivision, First Filing, 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 Thirty (30), said subdivision, said lot having such measurements and dimensions and being subject to such restrictions and servitudes as shown on said subdivision map and/or of record.



Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 5 day of March 2025.

Attorney: GRAHAM, ARCENEAX & ALLEN, LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

FREEDOM MORTGAGE CORPORATION
VERSUS NO. 186312
TRENT ARCENEAX AND MARANDA QUINLEY ARCENEAX

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 26, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

TRENT ARCENEAX AND MARANDA QUINLEY ARCENEAX

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, Louisiana, in that subdivision thereof known as WOODLAND CROSSING, 5th FILING, and being designated on the official plat thereof on file and of record in the office of the Clerk and Recorder for Livingston Parish, Louisiana, as LOT NUMBER FIVE HUNDRED TWENTY TWO (522), said subdivision; said lot having such bearings and dimensions and being subject to such servitudes and building line restrictions of record and as shown on the official subdivision plat; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.



Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025


Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

ASSURANCE FINANCIAL GROUP LLC
VERSUS NO. 185003
INDIA D. RILEY A/K/A INDIA RILEY AND ZAMIR BYRD

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of NOVEMBER 12, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

INDIA D. RILEY A/K/A INDIA RILEY AND ZAMIR BYRD

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Lot number 68-A of Whispering Springs, First Filing, Livingston Parish, Louisiana, as shown on plat entitled "Final plat of Whispering Springs, First Filing, located in Section 25 & 35, Township 5 South, Range 3 East, Greensburg Land District, Livingston Parish, Louisiana, State of Louisiana", prepared by Daniel J. Poche, P.L.S. Quality Engineering & Surveying, LLC, dated September 25, 2018, recorded at book 70, page 455, file # 933917, records of Livingston Parish, Louisiana.


Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 7 day of March 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

FREEDOM MORTGAGE CORPORATION
VERSUS NO. 186497
RICHARDSON, JARRETT

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 03, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

RICHARDSON, JARRETT

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as EVANGELINE TRACE, 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 FIVE(5), said subdivision, said lot having such size, shape and dimensions and being subject to such servitudes as are shown on said map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.


Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 7 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

PENNYMAC LOAN SERVICES, LLC
VERSUS NO. 186331
ANNIE WILLIAMS A/K/A ANNIE YVETTE WILLIAMS A/K/A ANNIE Y. WILLIAMS

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 25, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

ANNIE WILLIAMS A/K/A ANNIE YVETTE WILLIAMS A/K/A ANNIE Y. WILLIAMS

Defendant.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF June 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Lot number 105, Audubon Lakes Third Filing, Part 1, Livingston Parish, State of Louisiana, as shown on plan entitled "Final plat of Audubon Lakes Third Filing, Part 1, Lots 147-172 and Tract C, located in Section 31, T-5-S, R-3-E, Greensburg Land District, Livingston Parish, Louisiana", prepared by Colin B. Gravois, P.L.S. # 5115, dated November 29, 2017, recorded at book 70, page 29, file # 914377, records of Livingston Parish.


Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of March 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
VERSUS NO. 186288
ROBERT CARUSO AKA ROBERT C. CARUSO

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 26, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

ROBERT CARUSO AKA ROBERT C. CARUSO

Defendant.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) 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 thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as Three Rivers Island, First Filing, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as LOT NUMBER 3-A, said subdivision, said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.


Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of March 2025.

Attorney: DEAN MORRIS, LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

OROGEN ASSETS, LLC
VERSUS NO. 186309
CASEY WOMACK TRICHELL WIFE OF/AND JAMES NEIL TRICHELL

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 24, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

CASEY WOMACK TRICHELL WIFE OF/AND JAMES NEIL TRICHELL

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Ten (10) acres situated in Section 5, T8S, R5E, being the West Half of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 5, T8S, R5E, Parish of Livingston, State of Louisiana.

Seller hereby conveys unto Purchaser all of Seller's interests - including any rights and obligations - in that thirty (30) feet wide and six hundred sixty (660) feet long servitude set forth that First Amendment to Road Right of Way Agreement dated July 11, 2023, and recorded in the official records of the Clerk and Recorder in and for the Parish of Livingston, State of Louisiana, at Conveyance Book 1502, page 258, File No. 1068160, and as further shown on the plat of survey on file and of record.

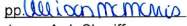
Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 18 day of March 2025.

Attorney: GRAHAM, ARCENEAUX & ALLEN, LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
VERSUS NO. 186633
BAYLEE GRACE TRAGESSER A/K/A BAYLEE G. TRAGESSER A/K/A BAYLEE TRAGESSER

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 13, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BAYLEE GRACE TRAGESSER A/K/A BAYLEE G. TRAGESSER A/K/A BAYLEE TRAGESSER

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A certain lot or parcel of ground, together with all buildings and improvements thereon, situated in the Parish of Livingston, State of Louisiana, in that subdivision thereof known as South Point, Sixth Filing, Part 1 Subdivision, and being designated on the official subdivision map, as revised, on file and of record in the office of the clerk of court and recorder in and for said parish and state [Inst. No. 600434] as lot four hundred thirty-eight (438), said subdivision. Said lot has such dimensions and measurements along such bearings and being subject to such servitudes, building lines, restrictions and dedications as more fully shown on said subdivision map. Subject to building and land use restrictions and covenants, as may be amended, on file in the official records of said parish and state.


Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 18 day of March 2025.

Attorney: LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

PENNYMAC LOAN SERVICES, LLC
VERSUS NO. 186573
DAVID ALTON ARMSTRONG A/K/A DAVID A. ARMSTRONG A/K/A DAVID ARMSTRONG

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 13, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

DAVID ALTON ARMSTRONG A/K/A DAVID A. ARMSTRONG A/K/A DAVID ARMSTRONG

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) certain tract or parcel of ground, identified as BMC-1 containing 0.557 acres, together with all buildings and improvements thereon, situated in Section 47, Township 6 South, Range 2 East, Parish of Livingston, State of Louisiana, and being more particularly described according to a map entitled "Map showing survey & division of a 1.500 acre tract into BMC-1 & BMC-2 located in Section 47. T6S-R2E Greensburg Land District Livingston Parish, Louisiana for Brad Marcotte Construction, LLC" dated 10/21/15, prepared by Brett J. Martin, P.L.S. on file and of record at plat book 67, page 272 in the office of the clerk and recorder for Livingston Parish, Louisiana.

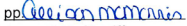
Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 18 day of March 2025.

Attorney: LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

PHH MORTGAGE CORPORATION
VERSUS NO. 186572
MARQUIS GENE MEEK A/K/A MARQUIS G. MEEK A/K/A MARQUIS MEEK AND THE UNOPENED SUCCESSION OF AND UNKNOWN HEIRS WILMA ROBERTSON MEEK A/K/A WILMA ROBERTSON MEEK A/K/A WILMA R. MEEK A/K/A WILMA MEEK

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 11, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

MARQUIS GENE MEEK A/K/A MARQUIS G. MEEK A/K/A MARQUIS MEEK AND THE UNOPENED SUCCESSION OF AND UNKNOWN HEIRS WILMA ROBERTSON MEEK A/K/A WILMA ROBERTSON MEEK A/K/A WILMA R. MEEK A/K/A WILMA MEEK

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

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

One certain lot or parcel of ground, situated in Section 17, Township 7 South, Range 6 East, Greensburg Land District, Parish of Livingston, State of Louisiana, and being described as lot fifty-seven (57), Wall Acres, Fifth Filing, all in accordance with survey plat prepared by Alvin Fairburn & Associates, Registered Civil Engineers and Land Surveyors, dated August 31, 1982, and recorded in plat book 15, page 238, of the official records of Livingston Parish, Louisiana,


Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 13 day of March 2025.

Attorney: LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF BKPL-EG HOLDING TRUST
VERSUS NO. 186370
MARGOT TAUZIER MAY F/K/A MARGOT TAUZIER AND FRANK BRYAN MAY

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 25, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

MARGOT TAUZIER MAY F/K/A MARGOT TAUZIER AND FRANK BRYAN MAY

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 11 DAY OF JUNE, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) 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 THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF LIVINGSTON, STATE OF LOUISIANA, IN THAT SUBDIVISION KNOWN AS FALCON CREST, AND DESIGNATED ON THE OFFICIAL PLAN THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH OF LIVINGSTON, STATE OF LOUISIANA, AS LOT NUMBER TWELVE (12), SAID SUBDIVISION, SAID LOT HAVING SUCH MEASUREMENTS AND DIMENSIONS AND BEING SUBJECT TO SUCH SERVITUDES AS ARE MORE PARTICULARLY DESCRIBED ON SAID SUBDIVISION MAP MUNICIPAL ADDRESS 2025 FALCON CREST DRIVE, DENHAM SPRINGS, LOUISIANA 70726 BEING IN THE PARISH OF LIVINGSTON IN THE STATE OF LOUISIANA.

(the "Property")

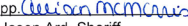
Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.


CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 11 day of March 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: May 8, 2025, and June 5, 2025


pp Jason Ard, Sheriff
Parish of Livingston
State of Louisiana


Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE HOLDERS OF THE RAAC SERIES 2007-RP4 TRUST, MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP4
VERSUS NO. 141381
MARK BUECHE AND RONNIE BUECHE

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MAY 31, 2013; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

MARK BUECHE AND RONNIE BUECHE

Defendants.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

A certain piece or portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, to-wit: A certain 2.10 acre tract of land, located in Section 27, T7S, R3E, G.L.D., Parish of Livingston, State of Louisiana and being more specifically described as follows: From the Northwest corner of the Southwest quarter, go South 70 deg. 42 min. East a distance of 2,822.1 feet for point of beginning; thence proceed South 00 deg. 43 min West a distance of 405.67 feet and corner; thence proceed South 79 deg. 37 min. West a distance of 221.6 feet and corner; thence proceed North 1 deg. 10 min. East a distance of 445.1 feet and corner; thence proceed North 89 deg. 50 min. East a distance of 213.93 feet back to the point of beginning, and as per plat of survey by Alex Theriot, Jr., C.E., dated June 7, 1971 and revised in June 1971 and again on February 21, 1972; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

LESS AND EXCEPT:

One certain lot or parcel of ground, together with all buildings and improvements thereon, located in Section 27, Township 7, Range 3 East, Livingston Parish, Louisiana, and being more particularly described as follows, to-wit: Start at the Northwest corner of the Southwest quarter of Section 27, T7S, R3E, thence South 70 degrees 42' East 2,821.4 feet to point of beginning; thence South 89 degrees 50' West 50 feet and corner; thence North 01 degrees 10' East 50 feet and corner; thence North 89 degrees 50' East 50 feet and corner; thence South 01 degrees 10' West 50 feet back to point of beginning.

Being the same property acquired by RONNIE W/O/A MARK BUECHE by act dated 02/15/00 recorded in COB 760, FOLIO 449.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of March 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

LOANCARE, LLC
VERSUS NO. 171516
STEPHEN MARK ADAMS, JR. AND WENDI MARIE ADAMS

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of DECEMBER 9, 2021; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

STEPHEN MARK ADAMS, JR. AND WENDI MARIE ADAMS

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One certain lot or parcel of ground, situated in the Parish of Livingston, state of Louisiana, in that subdivision known as SHADOW SPRINGS ESTATES, SECOND FILING, and designated on the official map of said subdivision, on file and of record in the office of the Clerk and Recorder for Livingston Parish, Louisiana, as LOT NO. 245, said Shadow Springs Estates Subdivision, Second Filing; said lot measuring 57.08 feet plus 17.92 feet front of the Easterly side of Cedar Springs Avenue, by a depth along the Northerly sideline of 142.57 feet, a depth along the Southerly sideline of 144.50 feet and measuring 28.14 feet plus 32.39 feet across the rear, and being subject to a 5 foot servitude across the front and a 5 foot servitude across the rear; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 7 day of February 2025.

Attorney: DEAN MORRIS, LLC

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

FIRST HORIZON BANK
VERSUS NO. 180382
BEN A. MARTIN AND BRET A. STRAHAN

Under and by virtue of a WRIT OF FIFA issued out of the above Honorable Court in the above entitled and number cause, bearing date of AUGUST 09, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BEN A. MARTIN AND BRET A. STRAHAN

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain piece or portion of ground, situated in Sections 17 and 18, Township 7 South, Range 6 East, Livingston Parish more particularly described as follows, to-wit: LOT 4, WALL ACRES, FIRST FILING, in accordance with a survey plat prepared by Alvin Fairburn and Associates for James J. Finnegan, dated August 2, 1982, said plat being duly recorded in the official records of the clerk and recorder for Livingston Parish, Louisiana.

Together with any and all present and future buildings, constructions, component parts, improvements, attachments, appurtenances, fixtures, rights, ways, privileges, advantages, batture, and batture rights, servitudes and easements of every type and description, now and/or in the future relating to the Property, and any and all items and fixtures attached to and/or forming integral or component parts of the Property in accordance with the Louisiana Civil Code.

The Property or its address is commonly known as 24510 HWY 42, HOLDEN, LA 70744.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 7 day of February 2025.

Attorney: LANDRY, WATKINS, REPASKE & BREAUX

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
VERSUS NO. 180563
CHARLES EUGENE PERSILVER A/K/A CHARLES E. PERSILVER A/K/A CHARLES PERSILVER AND TAYLOR O. ARDOIN PERSILVER A/K/A TAYLOR O. ARDOIN A/K/A TAYLOR ARDOIN A/K/A TAYLOR O. PERSILVER A/K/A TAYLOR PERSILVER A/K/A TAYLOR ARDOIN PERSILVER A/K/A TAYLOR A. PERSILVER

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of DECEMBER 05, 2023; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

CHARLES EUGENE PERSILVER A/K/A CHARLES E. PERSILVER A/K/A CHARLES PERSILVER AND TAYLOR O. ARDOIN PERSILVER A/K/A TAYLOR O. ARDOIN A/K/A TAYLOR ARDOIN A/K/A TAYLOR O. PERSILVER A/K/A TAYLOR PERSILVER A/K/A TAYLOR ARDOIN PERSILVER A/K/A TAYLOR A. PERSILVER

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Lot number 100, Pine Meadows Subdivision, a 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 thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, said subdivision being located in Sections 25, 35, 36; Township 7 South, Range 3 East; Greensburg Land District, Livingston Parish, Louisiana, as shown on a plat

entitled, "Final Plat of Pine Meadows," prepared by McLin & Associates, Inc., dated November 29, 2007, recorded November 29, 2007, in Map Book 59, folio 56, File 656445, records of Livingston Parish, Louisiana.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 18 day of February 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

TH MSR HOLDINGS LLC
VERSUS NO. 185005
MARCUS W. TORRY A/K/A MARCUS TORRY AND LAKEISHA K. TORRY A/K/A LAKEISHA TORRY

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of NOVEMBER 12, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

MARCUS W. TORRY A/K/A MARCUS TORRY AND LAKEISHA K. TORRY A/K/A LAKEISHA TORRY

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain lot or parcel of ground, together with all the buildings, component parts, and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in that subdivision located in the Parish of Livingston, State of Louisiana, known as Greystone Golf & Country Club, Second (2nd) Filing, and being more particularly described on the official map of said subdivision on file and of record in the office of the clerk and recorder for the Parish of Livingston, Louisiana, as lot number forty-nine (49). Said lot having such measurements and dimensions as are indicated on said map, and being subject to such servitudes and restrictions as are more fully shown on said plat of survey and as are on file and of record in the office of the clerk and recorder for the Parish of Livingston, Louisiana.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 21 day of February 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
VERSUS NO. 185454
MICHAEL LESLIE VARNADO AND TAMMY DEE FONT VARNADO

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of DECEMBER 19, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

MICHAEL LESLIE VARNADO AND TAMMY DEE FONT VARNADO

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) 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 thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as PECAN GROVE, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as LOT NUMBER FOUR (4), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 21 day of February 2025.

Attorney: DEAN MORRIS, LLC

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

THE FIRST BANK
VERSUS NO. 185764
A & A GENERAL CONSTRUCTION INC.

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of JANUARY 09, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

A & A GENERAL CONSTRUCTION INC.

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

THAT CERTAIN PORTION OF GROUND, together with all of the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of Livingston, State of Louisiana, in Section 38, Township 7 South, Range 3 East, Greensburg Land District of Louisiana and being more particularly described as follows, to-wit:

From a point located 842.49 feet South 00 degrees 41 minutes 11 seconds West, 1622.84 feet North 74 degrees 13 minutes 17 seconds East 157.02 feet, North 01 degrees 25 minutes 20 seconds East from the Northwest corner of Section 38, Township 7 South, Range 3 East, run North 01 degrees 25 minutes 20 seconds East a distance of 200.25 feet and corner; thence North 89 degrees 01 minutes 24 seconds East a distance of 188.99 feet to a point; thence North 88 degrees 39 minutes 14 seconds East a distance of 115.0 feet to a Point of Beginning. Thence

North 88 degrees 39 minutes 14 seconds East a distance of 112.11 feet and corner; thence South 00 degrees 31 minutes 12 seconds West a distance of 85.14 feet and corner; thence South 73 degrees 42 minutes 34 seconds West a distance of 110.59 feet and corner; thence North 02 degrees 35 minutes 58 seconds West a distance of 113.64 feet to the Point of Beginning. Said tract contains 0.250 acres and designated as LOT 4 on a plat of survey of John W. Lay, Sr., R.L.S. dated the 16th day of June 1998, entitled "Plat of Survey showing property located in Section 37, T7S, R3E, G.L.D., Parish of Livingston, State of Louisiana." Said map recorded in Plat Book Entry Number 420898 of the official records of the Parish of Livingston, Louisiana.

This property is subject to a perpetual servitude granted in favor of T&S Holdings, LLC, its successors and assigns allowing the continuation of an existing billboard sign, which servitude is granted within that Act of Cash Sale dated August 4, 2008 and recorded on August 5, 2008 at File No. 675855 and COB 1017, folio 353 in the records for the Clerk and Recorder of Livingston Parish, Louisiana.

The municipal address is 8394 Rushing Road E., Denham Springs, LA 70726

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 13 day of February 2025.

Attorney: THE COHN LAW FIRM

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.
VERSUS NO. 185878
AIKENS, RACHELLE

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of JANUARY 29, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

AIKENS, RACHELLE

Defendant.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain tract or parcel of land, together with all the buildings and improvements thereon, lying and being situated in Section 68, Township 7 South, Range 2 East, Greensburg Land District, Louisiana, Parish of Livingston, State of Louisiana, more particularly described as follows, to-wit:

From the Northwest corner of Beau Village Subdivision, run South 46 deg. 43' East 185 feet to point of beginning: From said point of beginning, run South 44 degrees West 25 feet; thence South 46 deg. 43 feet East 135 feet; thence North 43 deg. 09 feet East 201.7 feet to the South margin of Rushing Road; thence North 80 deg. 30 feet West 135.3 feet thence leaving said road, run South 44 deg. West 152 feet to point of beginning, all as more fully shown on plat of survey made by J. C. Kerstens, C.E., said plat made a part hereof by reference thereto; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of February 2025.

Attorney: DEAN MORRIS, LLC

Advertise: April 10, 2025, and May 8, 2025

pp
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana
Deputy Sheriff

SHERIFF'S SALE

**TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F
VERSUS NO. 186005
ERGIN REESE, III AND LORI SCOTT REESE A/K/A LORI S. REESE A/K/A LORI REESE

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 11, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

ERGIN REESE, III AND LORI SCOTT REESE A/K/A LORI S. REESE A/K/A LORI REESE

Defendants.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF May 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain piece or portion of ground, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in 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 thereunto belonging or in anywise appertaining situated in Sections 47 and 48, Township 6 South, Range 3 East, Parish of Livingston, State of Louisiana in that subdivision known as Gray's Creek Subdivision, First Filing, and designated on a map entitled "Final plat of Gray's Creek Subdivision, First Filing" made by Alvin Fairburn & Associates, Inc. dated January 5, 2006, recorded at Book 54, Page 442, the said lot being designated on said map as Lot 58, and having such measurements and dimensions and being



subject to such servitudes as are more particularly described on said map.

Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 14 day of February 2025.
Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

SERVBANK, SB
VERSUS NO. 186044
CAMBRE, KATHY GENDRON

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 06, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

CAMBRE, KATHY GENDRON

Defendant,
I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One certain lot or parcel of ground, together with all buildings and improvements thereon and all rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as Acadian Trace and designated on the official map thereof, a copy of which is on file and of record of the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as Lot Number 61 said subdivision; said lot having such measurements and dimension and being subject to such servitudes as shown on said map.

Which has the address of 30283 Mouton Lane, Albany, LA 70711


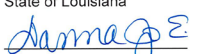
Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 12 day of February 2025.

Attorney: LOGS LEGAL GROUP LLP

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

21ST MORTGAGE CORPORATION
VERSUS NO. 186173
RAY OSCAR JONES A/K/A RAY O. JONES A/K/A RAY JONES

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 10, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

RAY OSCAR JONES A/K/A RAY O. JONES A/K/A RAY JONES

Defendant.
I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF May 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

2020 Southern Energy (SOEN) TRU mobile home, Serial No. SRB035925 AL AND
A certain lot or parcel of ground, together with all buildings and improvements thereon, in the Parish of Livingston, State of Louisiana, and being situated in that subdivision known as Magnolia Woods Subdivision and being designated on the official plat thereof, which is on file as instrument number 141,946 of the records of the Clerk of Court of Livingston Parish, as Lot Number 3-B, Magnolia Woods subdivision, containing 1.08 acres and being a resubdivision of Lot 3 in Section 34, T-6-S, R-4-E, Livingston Parish and fronting one hundred (100') feet on the western boundary of McArthur Drive and having such dimension as shown on said survey and being subject to such servitudes and restrictions as shown on said plat.


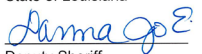
Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 14 day of February 2025.

Attorney: TREVATHAN LAW FIRM, PLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

INVESTAR BANK, N.A.
VERSUS NO. C-713207
UNR HOSPITALITY LLC, S INVESTMENTS LLC, BATON ROUGE HOTELIERS LLC, RAJESH PATEL

Under and by virtue of a WRIT OF FIFA issued out of the above Honorable Court in the above entitled and number cause, bearing date of APRIL 21, 2022; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

UNR HOSPITALITY LLC, S INVESTMENTS LLC, BATON ROUGE HOTELIERS LLC, RAJESH PATEL

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) certain piece or portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of LIVINGSTON, State of Louisiana, in that subdivision known as FOREST RIDGE SUBDIVISION, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of LIVINGSTON, State of Louisiana, as LOT NUMBER EIGHTY TWO (82), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map. MUNICIPAL ADDRESS: 11423 LEMONWOOD DRIVE, DENHAM SPRINGS, LA 70726.


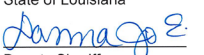
Terms of Sale for Cash to the last and highest bidder WITH the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 3 day of February 2025.

Attorney: CARVER, DARDEN, KORETZKY, TESSIER, FINN, BLOSSMAN & AREAUX, LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

WELLS FARGO BANK, N.A.
VERSUS NO. 176039
WALDROP, BEVERLY ANN SMITH

Under and by virtue of a WRIT OF FIFA issued out of the above Honorable Court in the above entitled and number cause, bearing date of SEPTEMBER 23, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

WALDROP, BEVERLY ANN SMITH

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE PARISH OF LIVINGSTON, STATE OF LOUISIANA, IN THAT SUBDIVISION THEREOF KNOWN AS SHADOW SPRINGS ESTATES, FIRST (1ST) FILING, AND BEING DESIGNATED ON THE OFFICIAL MAP OF SAID SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR THE SAID PARISH AND STATE, AS LOT EIGHTY EIGHT (88), SAID SUBDIVISION, SAID LOT HAVING SUCH MEASUREMENTS AND DIMENSIONS AND BEING SUBJECT TO SUCH SERVITUDES AS SHOWN ON THE SAID MAP.


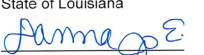
Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 26 day of February 2025.

Attorney: DEAN MORRIS, LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 181852
TARORIUS THOMAS AND COLBY KIYOMISHA DAVIS THOMAS

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 07, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

TARORIUS THOMAS AND COLBY KIYOMISHA DAVIS THOMAS

Defendants,
I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY,2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Lot number 183, a certain parcel of ground in Whispering Springs Subdivision, Second Filing, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging to or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, as shown on the plat recorded at Book: 77 Page: 400 File Number: 1041236 on July 1, 2022 of the Clerk of Courts of Livingston Parish, Louisiana.


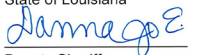
Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 18 day of February 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

NATIONSTAR MORTGAGE LLC
VERSUS NO. 181997
LEBLANC, LUCILLE

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of MARCH 21, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

LEBLANC, LUCILLE

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) certain piece or portion of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenance and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as McDonald Estates Subdivision, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as lot number twenty three (23), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map.


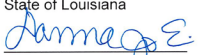
Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 5 day of February 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

REGIONS BANK DBA REGIONS MORTGAGE
VERSUS NO. 183781
BRANDON O. ERVING

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of AUGUST 02, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property

belonging to:

BRANDON O. ERVING

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain lot or parcel of ground, together will all buildings and improvements thereon, located in the City of Denham Springs, Parish of Livingston, State of Louisiana, and being more particularly described as LOT NUMBER FORTY (40), GLENWOOD ESTATES SUBDIVISION as per the official map of said subdivision recorded as Instrument No. 366669 in the official records of Livingston Parish, State of Louisiana.

Which has the address of 7367 Cherrydale Drive, Denham Springs, LA 70706

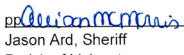

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 10 day of February 2025.

Attorney: LOGS LEGAL GROUP LLP

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 184083
JESSE HARRIS, JR. AND HAYLEY HARRIS

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of SEPTEMBER 03, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

JESSE HARRIS, JR. AND HAYLEY HARRIS

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) 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 thereunto belonging or in anywise appertaining, situated in the Parish of LIVINGSTON, State of Louisiana, in that subdivision known as QUAIL CREEK, 2ND FILING, and designated on the official plan thereof, on file and of record in the office of Clerk and Recorder of the Parish of LIVINGSTON, State of Louisiana, as LOT NUMBER ONE HUNDRED NINE (109), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map.

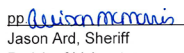

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of February 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

FREEDOM MORTGAGE CORPORATION
VERSUS NO. 184321
LUBBEN, DANIEL BRIAN

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of SEPTEMBER 10, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

LUBBEN, DANIEL BRIAN

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

One (1) 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 thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as CRESTWOOD, and designated on the official plan thereof, on file and of record in the office of Clerk and Recorder of the Parish of Livingston, State of Louisiana, as LOT NUMBER ONE HUNDRED FORTY SEVEN (147), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes as are more particularly described on said subdivision map; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

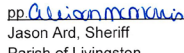

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 12 day of February 2025.

Attorney: DEAN MORRIS, LLC

Advertise: April 10, 2025, and May 8, 2025

pp. 
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2021-NR2 MORTGAGE-BACKED NOTES, SERIES 2021-NR2
VERSUS NO. 184831
BRANDY J. CAMBRE A/K/A BRANDY JEAN CAMBRE A/K/A BRANDY CAMBRE AND EDWARD J. CAMBRE, JR. A/K/A EDWARD CAMBRE, JR.

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of NOVEMBER 18, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BRANDY J. CAMBRE A/K/A BRANDY JEAN CAMBRE A/K/A BRANDY CAMBRE AND EDWARD J. CAMBRE, JR. A/K/A EDWARD CAMBRE, JR.

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Two (2) certain fractional lots or parcels of ground, together with all the buildings and improvements thereon, situated in the Parish of Livingston, State of Louisiana,

and being more fully described on the official map of said property recorded as Plat Book 13, Entry No. 144688 in the official records of Livingston Parish, Louisiana, as that portion of Lots 16 and 17, River Road Ridge Subdivision, lying west and south of the drainage canal, said lot having such measurements and dimensions and being subject to such servitudes of record and as shown on said map;

Subject to all previously recorded building restrictions, building setback lines and oil, gas and mineral reservations, conveyances, servitudes and leases of record.

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 30 day of January 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

FREEDOM MORTGAGE CORPORATION, PETITIONER
VERSUS NO. 184989
BRANDON C. SHIRLEY A/K/A BRANDON SHIRLEY, DEFENDANT

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of NOVEMBER 07, 2024; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BRANDON C. SHIRLEY A/K/A BRANDON SHIRLEY, DEFENDANT

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

That certain lot or parcel of ground, together with all buildings, improvements and component parts thereon, and with all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 64, T6S-R2E, G.L.D., in the Parish of Livingston, State of Louisiana, being designated as a 2.502 ACRE TRACT, and being more particularly described on a survey map entitled "Map Showing Survey of a 2.502 Acre Tract, Located in Section 64, T6S-R2E, Greensburg Land District, Livingston Parish, Louisiana for Millard P. Williams," dated December 2, 2019, prepared by Lester A. McLin, Jr., a copy of which is on file and of record in the official records of the Parish of Livingston, State of Louisiana. Said Tract having such measurements and dimensions and being subject to such servitudes and restrictions as are shown on said map and filed of record in the office of the Clerk and Recorder for the Parish of Livingston, State of Louisiana.

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 6 day of February 2025.

Attorney: HALLIDAY, WATKINS & MANN, PC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

FREEDOM MORTGAGE CORPORATION
VERSUS NO. 185834
ANDREW PAUL BREAU A/K/A ANDREW P. BREAU A/K/A ANDREW BREAU,

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of JANUARY 28, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

ANDREW PAUL BREAU A/K/A ANDREW P. BREAU A/K/A ANDREW BREAU,

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in the PARISH OF LIVINGSTON, STATE OF LOUISIANA, in that subdivision known as EVANGELINE TRACE, and designated on the official plan thereof, on file and of record in the office of the Clerk and Recorder of the Parish of Livingston, State of Louisiana, as LOT NUMBER TEN (10), said subdivision, said lot having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.

Municipal Address: 12256 Buddy Ellis Road, Denham Springs, LA 70726

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 3 day of February 2025.

Attorney: HALLIDAY, WATKINS & MANN, PC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V
VERSUS NO. 185934
BRACKIN, DAVID JOSEPH

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of JANUARY 28, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

BRACKIN, DAVID JOSEPH

Defendant,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Livingston, Louisiana, in that subdivision thereof known as STONE RIDGE CROSSING, and being designated on the official plat thereof on file and of record in the office of the Clerk and Recorder for Livingston, Louisiana, as LOT NUMBER TWENTY-FOUR (24), said subdivision; said lot having such bearings and dimensions and being subject to such servitudes and building line restrictions of record and as shown on theBofficial subdivision plat.

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 7 day of February 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

SERVBANK, SB
VERSUS NO. 186043
DOMINIC MARTIN AND ZAKARIS MARTIN

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 10, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

DOMINIC MARTIN AND ZAKARIS MARTIN

Defendants.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) certain lots or parcels of ground, together with all the buildings and improvements thereon, situated in that subdivision in the Parish of Livingston, State of Louisiana, known as SOUTH POINT SUBDIVISION, FIFTH FILING a subdivision situated in Sections 22 & 27, Township 7, South, Range 3 East, Greensburg Land District of Louisiana, Livingston Parish, Louisiana, the plat of said subdivision being made by G.L. Lessard, Sr., Professional Land Surveyor, and recorded in Livingston Parish, Louisiana more particularly described as LOT TWO HUNDRED SIXTY-NINE (269), said subdivision; said lot having such measurements and dimensions and being subject to such servitudes as shown on the official recorded subdivision map.

Which has the address of 23823 Southpoint Drive, Denham Springs, LA 70726

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 14 day of February 2025.

Attorney: LOGS LEGAL GROUP LLP

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 186046
LOUIS M. GAUTREAUX AND NIKKI GAUTREAUX

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 12, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

LOUIS M. GAUTREAUX AND NIKKI GAUTREAUX

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE (1) CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in the Parish of Livingston, State of Louisiana, in that subdivision known as PLANTATION LAKE, 2ND FILING, and being designated on the official plan of said subdivision, on file and record in the office of the Clerk and Recorder of said Parish and State, as LOT NUMBER THIRTY-THREE (33), said subdivision, said lot having such size, shape and dimensions and being subject to such servitudes as are shown on said map.

(the "Property")

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 13 day of February 2025.

Attorney: JACKSON & MCPHERSON, LLC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 186254
OMARR CHARLES THOMAS A/K/A OMARR C. THOMAS A/K/A OMARR THOMAS AND JESSICA DIANA LEBLANC THOMAS A/K/A JESSICA DIANA LEBLANC A/K/A JESSICA D. LEBLANC A/K/A JESSICA LEBLANC A/K/A JESSICA DIANA THOMAS A/K/A JESSICA D. THOMAS A/K/A JESSICA THOMAS A/K/A JESSICA LEBLANC THOMAS A/K/A JESSIA L. THOMAS

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 19, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

OMARR CHARLES THOMAS A/K/A OMARR C. THOMAS A/K/A OMARR THOMAS AND JESSICA DIANA LEBLANC THOMAS A/K/A JESSICA DIANA LEBLANC A/K/A JESSICA D. LEBLANC A/K/A JESSICA LEBLANC A/K/A JESSICA DIANA THOMAS A/K/A JESSICA D. THOMAS A/K/A JESSICA THOMAS A/K/A JESSICA LEBLANC THOMAS A/K/A JESSIA L. THOMAS

Defendants.

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF May 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

Lot number 41, Isabella Lakes Subdivision, 1st Filing, a certain parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging to or in anywise appertaining, situated in the Parish of Livingston, State of Louisiana, as shown on the plat recorded at book 73, page 5, file number 971251, of the clerk of courts of Livingston, Louisiana.

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 27 day of February 2025.

Attorney: THE LAW OFFICES OF HERSCHEL C. ADCOCK, JR., LLC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

SHERIFF'S SALE

TWENTY-FIRST JUDICIAL DISTRICT COURT OF LOUISIANA
IN AND FOR THE PARISH OF LIVINGSTON

GITSIT SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1
VERSUS NO. 186255
HERBERT MITCHELL AND EUNICE T. MITCHELL AKA EUNICE V. THOMAS MITCHELL

Under and by virtue of a WRIT OF SEIZURE issued out of the above Honorable Court in the above entitled and number cause, bearing date of FEBRUARY 18, 2025; and to me directed, commanding me to seize and sell CERTAIN IMMOVEABLE property belonging to:

HERBERT MITCHELL AND EUNICE T. MITCHELL AKA EUNICE V. THOMAS MITCHELL

Defendants,

I have seized and taken into my official custody the property hereinafter described, and will offer to sell on:

WEDNESDAY, THE 14 DAY OF MAY, 2025

during legal sale hours of said day beginning at 10:00 o'clock a.m., at the principal front door of the Courthouse, in the Town of Livingston, said Parish and State, the following described property, to-wit:

ONE CERTAIN LOT OR PARCEL OF GROUND, TOGETHER WITH ALL OF THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON, SIUTATED IN THAT SUBDIVISION OF THE PARISH OF LIVINGSTON, LOUISIANA KNOWN AS NOBLET'S SUBDIVISION, AND BEING DESIGNATED ON THE OFFICIAL MAP THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR THE PARISH OF LIVINGSTON, LOUISIANA, AS LOTS NUMBER EIGHT (8) AND NINE (9), BLOCK TWO (2), SAID SUBDIVISION, SAID LOT HAVING SUCH MEASUREMNETS AND DIMENSIONS AS INDICATED ON THE OFFICIAL MAP THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER FOR THE PARISH OF LIVINGSTON, LOUISIANA; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Terms of Sale for Cash to the last and highest bidder WITHOUT the benefit of appraisalment and according to law.

CASHIERS CHECK AT TIME OF SALE WITH LETTER OF CREDIT

Sheriff's Office, Livingston, Louisiana on this 21 day of February 2025.

Attorney: DEAN MORRIS, LLC

Advertise: April 10, 2025, and May 8, 2025

pp Jason Ard, Sheriff
Jason Ard, Sheriff
Parish of Livingston
State of Louisiana

Deputy Sheriff
Deputy Sheriff

PUBLIC NOTICES



FINANCE MEETING CITY OF DENHAM SPRINGS CITY COUNCIL
4:00 P.M. MUNICIPAL BUILDING APRIL 28, 2025

The Finance Meeting of the Denham Springs City Council, convened at 4:00 p.m. on April 28, 2025, in the Court Room of the Municipal Building at 116 N. Range Ave., Denham Springs, LA, with Finance Chairman Jeff Wesley.

It was noted that Mayor, all Council Finance Members and the press were notified according to state law.

ROLL CALL

Upon roll call, the following members of the City Council were present: Amber Dugas, Jim Gilbert, Lori Lamm-Williams, Robert Poole and Jeff Wesley. A quorum being present the Finance Meeting was convened.

Also present: Mayor Gerard Landry; Buffy Anderson, City Clerk; Michelle Hood, Treasurer; Richard Stafford, Fire Chief; Rodney Walker, Police Chief; Rick Foster Building Official.

1. Approve Finance Minutes of May 14, 2024 Finance Meeting.

Upon motion of Lamm-Williams, seconded by Poole, the City Council Finance members approved the Minutes of May 14, 2024 Finance Meeting.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: Dugas
Abstain: None

2. Discuss the Amended Budget for fiscal year July 1, 2024– June 30, 2025 and the Consolidated Budget for fiscal year July 1, 2025 – June 30, 2026.

Discussion only.

Adjournment

Upon motion of Lamm-Williams, seconded by Poole, the City Council Finance members adjourned the meeting.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

Jeff Wesley
Jeff Wesley,
Finance Chairman

Buffy Anderson
Buffy Anderson, City Clerk

Cost of Notice: \$72

The City of Walker will hold a Zoning meeting on May 19, 2025, at 6:00 pm at the Walker City Hall located at 13600 Aydell Lane, Walker, LA 70785 will discuss the following agenda item:

1. PUBLIC REQUEST FOR A RESUBDIVISION OF TRACT B INTO TRACT B-1 & B-2 AT 9666 FLORIDA BLVD WALKER, LA 70785 FOR MR. BIVIN.
2. PUBLIC REQUEST FOR A RESUBDIVISION OF LOTS 43 & 44 GREENWHICH VILLAGE SUB. INTO 43-A, 43-B, & 44-A AT 28351 RED OAK DR. WALKER, LA 70785 FOR MR. SUMMERELL.
3. PUBLIC REQUEST FOR A VAIRANCE FOR THE PROPERTY LINE AT 9008 COMAR DRIVE WALKER, LA 70785 FOR OUTLIER I, LLC.

Cost of Notice: \$12

The City of Denham Springs declared the item referenced below as surplus at its April 28, 2025 meeting and has authorized the LPS Municipal Surplus Property Program to sell the property through online auction. Unless extended, bidding will end on Friday, May 23 at 5:00 p.m. Bidders must go to <https://lamats.net/> surplus and access the designated link to register and to place bids. The City of Denham Springs reserves the right to review and approve all high bids and to relist or dispose of the item if not sold.
Cypress Storage Cabinet with Sink and Drawers

Cost of Notice: \$12

LIVINGSTON PARISH FIRE PROTECTION DISTRICT #4
BOARD OF COMMISSIONERS
9760 Florida Blvd, Walker LA 70785 (Headquarters)
April 21, 2025

Vice Chairman Blevins called the Regular Board meeting of the Board of Commissioners to order at 6:00 p.m. The invocation was given by Mr. Falks and the assembly recited the Pledge of Allegiance.

Vice Chairman Blevins called the roll with the following members present: Mr. Joseph Blanchard, Mr. Darren Blevins, Mr. Leslie Falks and Mr. Shane Hernandez. Mr. Robert Dugas was absent. Chief James T. Wascom. Ms. Tasha Killcrease, Mr. Trey Sanders, Mr. Jay LeBlanc, and several LPPFD4 members were also in attendance.

Vice Chairman Blevins announced that public input would be accepted from any member of the audience wishing to address an agenda item. There was no public comment made.

Mr. Falks made the motion, seconded by Mr. Blanchard, to adopt the minutes of the March 17, 2025 Regular Board Meeting.

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

Mr. Trey Sanders with Hannis T. Bourgeois, LLP reviewed the March 2025 Financial Report along with the Board Members. The Financial Report includes Balance Sheet for assets as well as liabilities and fund balance, Statement of Income, Budget to Actual, and General Fixed Assets.

Mr. Jay LeBlanc with Quality Engineering & Surveying, LLC issued a rendering of Station 11 and advised the Board on the bid opening date of May 14, 2025. He also advised they are simultaneously working on Station 7 plans and the design criteria for LPPFD4.

There being no old business to discuss, the Board moved on to new business.

Chief Wascom advised the bid opening for the self-contained breathing apparatus (SCBA) was April 21, 2025 at 9:00 a.m. the district received one bid from Casco Industries, Inc. for the amount of \$260,594.00. The bid amount included twenty-nine air packs, fifty-eight cylinders, and all other specifications listed per the Bid Advertisement.

Mr. Blanchard made the motion, seconded by Mr. Hernandez, to accept the bid of \$260,594.00 from Casco Industries, Inc.

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

Chief Wascom advised the Board of the progression of LPPFD4. The next position to create is Captains. A discussion was held on possibly starting with twelve Captain positions.

Mr. Blanchard made the motion, seconded by Mr. Falks, to create and allocate the funds for Captain positions.

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

Vice Chairman Blevins asked the Board to consider tabling item 10c until after Chief's and Commissioner's Reports.
Mr. Falks made the motion, seconded by Mr. Blanchard, to table item 10c – Executive Session until the end of the meeting. A roll call vote was taken:

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

The Board moved on to Chief's and Commissioner's reports.

- Deputy Chief Jackson presented the response statistics for LPPFD4's total of 748 calls in March.
- Training/Safety Officer Keesler Fly gave the 2025 first quarter training report. During his report, he advised the Board LPPFD4 is working towards hosting a full Firefighter Training Academy. He also announced the Louisiana

High School Firefighter Training Program graduation is May 5, 2025.

- Fire Prevention Officer Matthew Gallman gave the 2025 first quarter fire prevention report.

A copy of all reports were reviewed via dropbox by the members of the Board including the 1st quarter Maintenance Report.

Mr. Blanchard wanted to publicly acknowledge the hard work and craftsmanship of the Firefighters renovating Station 5.

Vice Chairman Blevins announced the Board would return to item 10c.

Mr. Falks made the motion, seconded by Mr. Blanchard, to go in to Executive Session for item 10c to discuss a pending litigation. A roll call vote was made:

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

Vice Chairman Blevins announced for the audience to exit the board room and the recording was paused at 6:26 p.m.

The recording resumed at 6:38 p.m.

Mr. Hernandez made the motion, seconded by Mr. Falks, to exit Executive Session and return to the Board meeting. A roll call

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

There being no further business before the board, Mr. Falks made the motion, seconded by Mr. Hernandez to adjourn at 6:39 p.m.

Ayes:	Mr. Blanchard, Mr. Blevins, Mr. Falks, and Mr. Hernandez
Nays:	None
Abstain:	None
Absent:	Mr. Dugas

Darren Blevins, Vice Chairman

Cost of Notice: \$96

TWENTY-FIRST JUDICIAL DISTRICT COURT
PARISH OF LIVINGSTON
STATE OF LOUISIANA

NUMBER: 19205 DIVISION: B

IN RE SUCCESSION
OF
JONATHAN V. BISHOP

FILED: _____ CLERK: _____

NOTICE

NOTICE IS HEREBY GIVEN to the creditors of this Succession and to all other persons herein interested to show cause within seven (7) days from this notification (if any they have or can) why the First and Final Tableau of Distribution presented by the Administratrix of this Succession should not be approved and homologated and the funds distributed in accordance therewith.

By Order of the Court

agraham *Party Clerk*
ASHLEIGH GRANTHAM, #152795
Deputy Clerk of Court
Livingston Parish

ATTORNEY: C. Glenn Westmoreland
P.O. Box
Albany, LA 70711
(225) 567-9060

PUBLICATION: The Livingston Parish News

PUBLISH DATE: PUBLISH ONCE AND AS SOON AS POSSIBLE

TWENTY-FIRST JUDICIAL DISTRICT COURT
PARISH OF LIVINGSTON
STATE OF LOUISIANA

NUMBER: 19205 DIVISION: B

IN RE SUCCESSION
OF
JONATHAN V. BISHOP

FILED: _____ CLERK: _____

FIRST AND FINAL TABLEAU OF DISTRIBUTION

The Administratrix proposes that the following debts be paid from this solvent estate:

A. FUNDS IN THE HANDS OF THE ADMINISTRATRIX

1. Hancock Whitney
Checking Account #70966339
\$130,221.80

Funds in the hands of the Administratrix \$130,221.80

B. PROPOSED DISBURSEMENTS:

1. Privileged debts and charges

LAW AND ACCOUNTING CHARGES

a.	Legal fees to Mack Law Firm	\$ 6,131.50
b.	Court costs and advances to Mack Law Firm	\$ 890.00
c.	Mediation costs (Advanced by Sonia Wheat personally)	\$ 757.50
d.	Administrator's Fee (2.5%)	\$ 5,000.29

Total law and accounting charges \$ 12,779.30

Total privileged debts and charges \$ 12,779.30

2. Funeral Expenses

a.	Thompson Funeral Home (paid by Kimberly Bishop)	\$1,567.00
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Total funeral expenses still owed \$0

3. Ordinary Debts

a.	Capital One Credit Card (Verizon)	\$197.67
b.	Capital One Spark (to be paid)	\$ 952.91
c.	Bush Hog Huli Lane (3x)	\$ 1050.00
d.	Water Sample required for sale of property	\$410.00

e.	IRS deficiency for 2021	\$44,837.40 ¹
----	-------------------------	--------------------------

Total Ordinary Debts of Estate \$2,610.58

4. Reimbursement Owed to Kimberly Bishop for Estate Debts/Expenses paid between death of Decedent and sale of home:

a.	Funeral expenses (listed above \$1,567.00)	
b.	Payments for Homeowners and Demco Bills (\$5,534.04)	
c.	Repairs to 2007 Chevy 3500 to be paid direct from Sonia Wheat's portion of estate (\$4,192.00)	

Subtotal of all payments made by Kimberly Bishop \$11,293.04

Total reimbursement owed by Succession to Kimberly Bishop \$7,101.04

Total reimbursement owed from Sonia Wheat portion of estate to Kimberly Bishop \$ 4,192.00

5. Parties previously received movables in a partition agreement with following values:

Kimberly Bishop:	\$50,723.00
Jordan Tyler Bishop:	\$5,200.00
Sonia Wheat	\$67,270.00
Pamela Johnson	\$10,500.00
Total Movables previously received	\$133,693.00

6. Remaining Funds to be Distributed to Heirs According to Percentage Interest in Succession and deductions for property previously received. (\$109,388.55):

a.	Sonia Wheat (3/8)	\$ 1,181.14
b.	Pamela Johnson (3/8)	\$ 51,588.14
c.	Jordan Tyler Bishop (1/4)	\$ 39,858.77
d.	Kimberly Bishop	\$ 16,123.50

Adjustment for movables received

Total Distributions to Heirs \$ 109,388.56

TOTAL PROPOSED DISBURSEMENTS \$ 130,221.80

C. FUNDS REMAINING IN HANDS OF ADMINISTRATRIX

\$0

Respectfully submitted this 25th day of April, 2025,

MACK LAW FIRM

agraham
Sherman Q. Mack, #26769
C. Glenn Westmoreland, #17203
18983 Florida Blvd.
Post Office Box 95
Albany, LA 70711
(225) 567-9060
(225) 567-6384 Facsimile
glenn@macklawfirm.net



MEETING CITY OF DENHAM SPRINGS CITY COUNCIL
6:00 P.M. MUNICIPAL BUILDING April 28, 2025

The Meeting of the Denham Springs City Council, convened at 6:00 p.m. on April 28, 2025, in the Court Room of the Municipal Building with Mayor Gerard Landry presiding. It was noted that Mayor, all Council Members and the press were notified according to state law.

INVOCATION and PLEDGE OF ALLEGIANCE - Robert Poole

ROLL CALL - the following members of the City Council were present: Amber Dugas, Jim Gilbert, Lori Lamm-Williams, Robert Poole and Jeff Wesley. A quorum being present the Council Meeting was convened.

Also present: Buffy Anderson, City Clerk; Rick Foster, Building Official; Stephanie Hulett, City Attorney; and Michelle Hood, Treasurer.

1. Approve as published in the official journal minutes of the April 8, 2025 City Council Meeting.

Upon motion of Gilbert seconded by Dugas, the City Council approved the minutes of April 8, 2025 City Council Meeting.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

2. Proclaim Mr. Lawrence Jordan's 95th Birthday

3. Proclaim May 1, 2025 as a Day of Prayer.

Upon motion of Gilbert seconded by Poole, the City Council approved the Proclamation of May 1st as a Day of Prayer.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

4. Proclaim May 2025 as Building Safety Month

Upon motion of Dugas seconded by Gilbert, the City Council approved the Proclamation of May 2025 as Building Safety Month.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

5. Introduce an ordinance and authorize a public hearing to consider the adoption of an ordinance to create council districts for the establishment of three districts, with a total of five council seats. One council member will be assigned to each district based on their residency, and two council seats will remain at large to be held on May 13, 2025 at 6:00pm in the Court Room of the Municipal Building.

Upon motion of Wesley seconded by Gilbert, the City Council authorized a public hearing to consider the adoption of an ordinance to create council districts for the establishment of three districts, with a total of five council seats. One council member will be assigned to each district based on their residency, and two council seats will remain at large to be held on May 13, 2025 at 6:00pm in the Court Room of the Municipal Building.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

6. Hold a public hearing for a noise variance for T'quilas Bar & Grill for Cinco de Mayo outdoor event on May 3-5, 2025 from 11am to 10pm each day.

Upon motion of Lamm-Williams seconded by Poole, the City Council held a public hearing for a noise variance for T'quilas Bar & Grill for Cinco de Mayo outdoor event on May 3-5, 2025 from 11am to 10pm each day.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

7. Approve a public hearing for a noise variance for T'quilas Bar & Grill for Cinco de Mayo outdoor event on May 3-5, 2025 from 11am to 10pm each day.

Upon motion of Lamm-Williams seconded by Wesley, the City Council approved a noise variance for T'quilas Bar & Grill for Cinco de Mayo outdoor event on May 3-5, 2025 from 11am to 10pm each day.
Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

8. Approve Change Order #2 to the contract with L. King Company, LLC for the Denham Springs Water Well – Brignac project. This change order extends the contract time to account for delays related to material availability, specialty subcontractor scheduling, and initial well sample analysis. The revised substantial completion date will be extended from January 6, 2025, to May 16, 2025

Upon motion of Lamm-Williams seconded by Poole, the City Council approved Change Order #2 to the contract with L. King Company, LLC for the Denham Springs Water Well – Brignac project. This change order extends the contract time to account for delays related to material availability, specialty subcontractor scheduling, and initial well sample analysis. The revised substantial completion date will be extended from January 6, 2025, to May 16, 2025

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

9. Approve Change Order #1 in the amount of \$32,907.00 to Feliciana Welder, Inc for the LA-16 (Hillon Hood to Juban Road)-Gas Improvements

Upon motion of Dugas seconded by Gilbert, the City Council approved Change Order #1 in the amount of \$32,907.00 to Feliciana Welder, Inc for the LA-16 (Hillon Hood to Juban Road)-Gas Improvements

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

10. Approve Payment Application #2 in the amount of \$331,385.65 to Feliciana Welder, Inc for the LA-16 (Hillon Hood to Juban Road)-Gas Improvements.

Upon motion of Wesley seconded by Gilbert, the City Council approved payment Application #2 in the amount of \$331,385.65 to Feliciana Welder, Inc for the LA-16 (Hillon Hood to Juban Road)-Gas Improvements.

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

11. Approve Substantial Completion of the LA-16 (Hillon Hood to Juban Road)-Gas Improvements project with Feliciana Welder, Inc.

Upon motion of Gilbert seconded by Dugas, the City Council approved the Substantial Completion of the LA-16 (Hillon Hood to Juban Road)-Gas Improvements project with Feliciana Welder, Inc.

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

12. Approve Amendment #1 from Forte and Tablada in the amount of \$6,500.00 for the Centerville Street Drainage Improvements-221-301-800 (Project 6).

Upon motion of Wesley seconded by Dugas, the City Council approved Amendment #1 from Forte and Tablada in the amount of \$6,500.00 for the Centerville Street Drainage Improvements-221-301-800 (Project 6).

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

13. Approve Amendment #3 from Forte and Tablada in the amount of \$75,100.00 for Centerville Street NW Improvements-201309

Upon motion of Gilbert seconded by Dugas, the City Council approved Amendment #3 from Forte and Tablada in the amount of \$75,100.00 for Centerville Street NW Improvements-201309

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

14. Request to approve and enter into contracts for RFP 25-01 (Disaster Debris Removal & Disposal) with Ceres Environmental & RFP 25-02 (Disaster Debris Monitoring) with Thompson Consulting Services.

Upon motion of Lamm-Williams seconded by Gilbert, the City Council approved the contracts for RFP 25-01 (Disaster Debris Removal & Disposal) with Ceres Environmental & RFP 25-02 (Disaster Debris Monitoring) with Thompson Consulting Services.

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

15. Request approval to surplus of counter/sink with cabinets from Old City Hall

Upon motion of Lamm-Williams seconded by Wesley, the City Council approved the surplus of counter/sink with cabinets from Old City Hall.

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

16. Request approval to surplus Fire Unit #619-2002 HME pumper VIN 44KFT42821WZ19432 that was totaled in an accident 5/28/24.

Upon motion of Gilbert seconded by Dugas, the City Council approved the surplus Fire Unit #619-2002 HME pumper VIN 44KFT42821WZ19432 that was totaled in an accident 5/28/24.

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

17. Request approval to dispose of the attached list of Rockwell 415 Gas Meters, no longer used by the City.

Upon motion of Dugas seconded by Gilbert, the City Council approved the disposal of the attached list of Rockwell 415 Gas Meters, no longer used by the City.

Upon being submitted to a vote, the vote thereon was as follows:
Yeas: Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays: None
Absent: None
Abstain: None

18. Request to move phone service account for Old City Hall from AT&T to Benecom-saving approx. \$960/per year.

Upon motion of Dugas seconded by Gilbert, the City Council approved the request to move phone service account for Old City Hall from AT&T to Benecom-saving approx. \$960/per year.

minutes of April 8, 2025 City Council Meeting.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays:	None
Absent:	None
Abstain:	None

19. Authorize Mayor Gerard Landry to enter into a Microsoft Products and Service Agreement allowing GovConnection to sell the City Microsoft Licenses.

Upon motion of Lamm-Williams seconded by Dugas, the City Council authorized Mayor Gerard Landry to enter into a Microsoft Products and Service Agreement allowing GovConnection to sell the City Microsoft Licenses.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays:	None
Absent:	None
Abstain:	None

20. Approve and award contract for Vortex Grit Removal System Rehab-2025 to L. King Company, LLC for \$389,396.00

Upon motion of Wesley seconded by Gilbert, the City Council approved and awarded the contract for Vortex Grit Removal System Rehab-2025 to L. King Company, LLC for \$389,396.00

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays:	None
Absent:	None
Abstain:	None

21. Approve and award contract for Travelling Bridge Sand Filter Rehab-2025 to L. King Company, LLC for \$495,170.40

Upon motion of Gilbert seconded by Wesley, the City Council approved and awarded the contract for Travelling Bridge Sand Filter Rehab-2025 to L. King Company, LLC for \$495,170.40.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays:	None
Absent:	None
Abstain:	None

Adjournment

Upon motion of Lamm-Williams, seconded by Poole, the City Council adjourned the meeting.

Upon being submitted to a vote, the vote thereon was as follows:

Yeas:	Dugas, Gilbert, Lamm-Williams, Poole, Wesley
Nays:	None
Absent:	None
Abstain:	None

Gerard Landry
Gerard Landry, Mayor
Buffy Anderson
Buffy Anderson, City Clerk

Cost of Notice: \$324

PUBLIC NOTICE

Livingston Parish Jural Assembly Notice of Parish Settlement on the land at <https://republicforthestateoflouisiana.com>

Cost of Notice: \$12

PUBLIC NOTICE

A Public Hearing will be held at the Livingston Parish Council Chambers, 20355 Government Blvd, Livingston, LA during a regular meeting of the Planning & Zoning Commission – Thursday– June 5, 2025 – 6:00 pm for the purpose indicated below:

Rezone – Parcel 0543132 (5 lots) – 30161 LA Hwy 22, Springfield, LA – From R-1 to MU

Rezone – Parcel 0543132A – 32086 Tiboe Plaza, Springfield, LA – From RR to MU

Cost of Notice: \$12

Advertisement for Bid

Sealed bids will be received by the Livingston Parish Office of Homeland Security and Emergency Preparedness at 20355 Government Boulevard, Livingston, LA 70754, second floor; Attn. Chad Berry (for FedEx, UPS or hand delivery ONLY) or for U.S. Postal Mail ONLY mailed to P.O. Box 1060, Livingston, LA 70754 (US Postal Service does not deliver to physical address) on Tuesday, May 20, 2025, at 3:00 p.m. for the following:

(1) Generator: 400KW, Three-Phase, Diesel, 277/480 Volt, 1340 Useable Gallon Tank/UL142 Double Wall Containment, or equal

(2) Generator: 130KW, Diesel, 277/480 Volt, 415 Useable Gallon Tank/UL142 Double Wall Containment, or equal

(3) Automatic Transfer Switch: 230 AMP, 277/480 Volt, Three-Phase, 230 AMP 4-Pole Switched Neutral

Bids shall include equipment, delivery, warranty start-up, instructional literature, parts list and final inspection. Bids will be accepted only from established generator vendors with at least (5) years' experience and located in a 50-mile radius for emergency work. See specification package for further details.

L.A.R.S. 38:2212 (F) (2)

Whenever in specifications the name of a certain brand, make, manufacturer or definite specifications utilized, the specifications shall state clearly that they do not restrict bidders to the specific name brand, make, manufacturer, or specification named; that they are used only to set forth and convey to prospective bidders the general style, type, character, and quality of the products desired and that equivalent products will be acceptable.

Detailed specifications may be obtained at the Livingston Parish Office of Homeland Security and Emergency Preparedness at the above-mentioned address or by contacting Chad Berry at (225) 686-4566 or via email at ops.eoc@livingstonparishla.gov.

Livingston Parish Government reserves the right to reject any and all bids for just cause.

Cost of Notice: \$48

PUBLIC NOTICE—NOTICE TO BIDDERS The Louisiana Department of Wildlife and Fisheries (LDWF) will be selecting eligible hunters to harvest alligators on certain Wildlife Management Areas (WMAs), U.S. Army Corps of Engineers (USACE) properties, Wetland Conservation Areas (WCAs), and State Wildlife Refuges located in various parishes based on a bid system. Successful bidders will be awarded the bid for a total of three years (2025, 2026, and 2027), provided their performance is satisfactory to LDWF. Bid application notifications and forms can be printed from LDWF's website at <https://www.louisiana.gov/page/alligator-hunting>. be requested by phone at 337-735-8720, or obtained via email by contacting Laalligatorprogram@ldf.la.gov. Completed bid application forms can be mailed or hand delivered to and must be received by 11:00 AM on May 20, 2025 in Room 1007 of the LDWF Office at 200 Dulles Drive, Lafayette, LA 70506. However, bidders are hereby notified that LDWF is not responsible for any delays caused by the bidder's chosen method of bid delivery. Failure of the bid to reach Room 1007 by the designated time and date shall result in rejection of the bid. Bid opening will be on May 20, 2025 at 11:30 AM at the LDWF Lafayette Office, 1st Floor Conference Room #1002, 200 Dulles Drive, Lafayette, LA 70506. The public is permitted to attend. Selected bidders will be notified by phone.

Cost of Notice: \$24

BIDS WANTED

Ward 2 Water District of Livingston Parish will accept sealed bids for a six (6) months contract on Water Pumping Supplies on June 12, 2025 at 10:00 a.m. at their Administrative office located at 30772 Carter Drive, Denham Springs, Louisiana.

Specifications may be secured from Ward 2 Water District during normal business hours Monday thru Friday (8:00 a.m. – 4:30 p.m.). Please submit your bid by mail to P. O. Box 637 Denham Springs, LA. 70727-0637 or hand deliver to Ward 2 Water District's office located at 30772 Carter Drive, Denham Springs, LA. 70726. Please note **BID ENCLOSED** on the outside of the envelope.

WARD 2 WATER DISTRICT HAS RESERVED THE RIGHT TO REJECT ANY AND ALL BIDS.

Cost of Notice: \$12

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