

REAL ESTATE REPORT - LIVINGSTON PARISH

BY THE NUMBERS (ACTIVE)

667 Total listings

\$166,126,153 Total inventory

\$1.995 million High price

\$16,800 Low price

\$249,064 Average

\$219,900 Median

110 Average days on market

1522 High days on market

0 Low days on market

84 Median days on market

PUBLIC NOTICES

PUBLIC NOTICE

At 6:00 P.M., on February 12, 2019, City Hall, 116 N. Range Ave., Denham Springs, LA, the Denham Springs City Council will hold a public hearing to consider the approval of the following special noise work variance:

Noise Work Variance for the construction of the Harvest Manor Nursing Home being built at 839 N. Range Ave., Denham Springs, LA 70726.

Gerard Landry, Mayor City of Denham Springs

Livingston Parish Gravity Drainage District No. 5/Special Taxing District No. 5 32030 Avants Road Walker, LA 70785

AGENDA

FEBRUARY 11, 2019 7:00 pm

- 1. ROLL CALL
2. ADOPTION OF THE MINUTES FROM THE 1/28/19 FINANCIAL MEETING
3. 2019 EMPLOYEE HEALTH INSURANCE PLAN RENEWAL - GREG BOWMAN
4. FOREMAN'S REPORT - JIMMY HOPKINS
5. ENGINEER'S REPORT - EDDIE AYDELL
6. ATTORNEY'S REPORT - COLT FORE
7. PUBLIC INPUT - ANYONE WISHING TO ADDRESS AGENDA ITEMS
8. CHAIRMAN'S REPORT
9. APPROVAL OF BILLS
10. ADJOURN

Published in the official Parish Journal on Sunday, February 10, 2019

Notice is hereby given that Zachary Braud has applied for a 401 Water Quality Certification/Corps of Engineers 404 permit to clear, grade, excavate, and place fill to construct a 4-lot residential development and associated infrastructure off of LA-16 in Port Vincent, Livingston Parish. Zachary Braud is applying to the Louisiana Department of Environmental Quality, Office of Environmental Services for a Water Quality Certification in accordance with statutory authority contained in the LAC 33:IX.1507 .A-E and provisions of Section 401 of the Clean Water Act.

Comments concerning this application can be filed with the Water Permits Division within ten days of this notice by referencing WQC 190109-01, AI 215107 to the following address: Louisiana Department of Environmental Quality Water Permits Division P.O. Box 4313 Baton Rouge, LA 70821-43 13 Attn: Elizabeth Hill

A copy of the application is available for inspection and review at the LDEQ Public Records Center, on the first floor of the Galvez Building, Room 127 at 602 North Fifth Street, Baton Rouge, LA 70802, from 8:00 a.m. to 4:30 p.m.

NOTICE OF CHANGE OF MEETING TIME

NOTICE IS HEREBY GIVEN THAT, the time of the regular meetings of the Livingston Parish Council have been changed by a majority vote of the Council as follows:

The regularly scheduled meeting(s) of the Livingston Parish Council have been previously scheduled at six o'clock (6:00) p.m.

Whereby, on Thursday, January 24, 2019, the Livingston Parish Council adopted an ordinance that changed the time of the regularly scheduled meetings to now be held at six-thirty (6:30) p.m.

Section 2-2. Livingston Parish Council - Regular and special meetings.

The time and dates of regular meetings of the Livingston Parish Council are set for the second and fourth Thursday of each month at the hour of six-thirty (6:30) p.m.

Special meetings may be held on the call of the presiding officer of the Council or a majority of the authorized membership of the Council with such notice as may be required by state law.

All meetings of the Livingston Parish Council are open to the public and are held in the Livingston Parish Governmental Building, located in the Council Chambers, 20355 Governmental Boulevard, Livingston, LA.

/s/ Sandy C. Teal

Sandy C. Teal, Council Clerk Livingston Parish Council

SHERIFF SALES

SHERIFF'S SALE

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

PHH MORTGAGE CORPORATION VERSUS NO. 160576 DEMELO, WILLIAM

Under and by virtue of a Writ of SEIZURE AND SALE issued out of the above Honorable Court in the above entitled and numbered cause, bearing date of SEPTEMBER 20, 2018; and to me directed, commanding me to seize and sell CERTAIN IMMOVABLE property belonging to: WILLIAM DEMELO Defendants.

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

WEDNESDAY, THE 13TH DAY OF MARCH, 2019

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 and improvements thereon, and with all 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 Richmond Place Subdivision, Third 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 Fifty Seven (57), said subdivision, said lot having such measurements and dimensions as indicated on said map, said lot being subject to such servitudes and restrictions as are of record in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana.

Which has the address of 35968 Sarasota Avenue, 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 day JANUARY 10, 2019.

Attorney: PENNY M. DAIGREPOINT

Advertise: FEBRUARY 10, 2019 AND MARCH 10, 2019

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 RMAC TRUST, SERIES 2016-CTT VERSUS NO. 161634 THE OPENED SUCCESSION OF HOWARD HOYET BENEFIELD

Under and by virtue of a Writ of SEIZURE AND SALE issued out of the above Honorable Court in the above entitled and numbered cause, bearing date of JANUARY 9, 2019; and to me directed, commanding me to seize and sell CERTAIN IMMOVABLE property belonging to: THE OPENED SUCCESSION OF HOWARD HOYET BENEFIELD, THROUGH ITS INDEPENDANT ADMINISTRATOR, CHRISTOPHER H. BENEFIELD Defendants.

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

WEDNESDAY, THE 13TH DAY OF MARCH, 2019

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 and improvements thereon, and with 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 The Meadows, Second Filing, Phase II 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 One Hundred Sixty-Two (162); said subdivision, said lot having such measurements and dimensions as indicated on said map, said lot being subject to such servitudes and restrictions as are of record in the office of the Clerk and Recorder for the Parish of Livingston, Louisiana.

Which has the address of 13571 South Trace Drive, Walker LA 70785

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 day JANUARY 11, 2019.

Attorney: REMY F. SYMONS

Advertise: FEBRUARY 10, 2019 AND MARCH 10, 2019

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 RMAC TRUST, SERIES 2016-CTT VERSUS NO. 161623 SHANNON HUNT A/K/A SHANNON LEE ROBERTS HUNT AND DUSTIN RAY HUNT

Under and by virtue of a Writ of SEIZURE AND SALE issued out of the above Honorable Court in the above entitled and numbered cause, bearing date of JANUARY 3, 2019; and to me directed, commanding me to seize and sell CERTAIN IMMOVABLE property belonging to: SHANNON HUNT A/K/A SHANNON LEE ROBERTS HUNT DUSTIN RAY HUNT Defendants.

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

WEDNESDAY, THE 13TH DAY OF MARCH, 2019

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 98, Livingston Trace Subdivision, together with all the buildings and improvements thereon, and rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anyway appertaining located in Section 10 and Section 15, Township 7 South, Range 3 East, Greenburg Land District, Livingston Parish, Louisiana, as more particularly shown on a plat entitled "Final Plat of Livingston Trace" prepared by McLin & Associates, Inc., dated December 21, 2006, recorded in Livingston Parish, Louisiana at Plat Book 57, Page 7, Entry 625691, as revised by plat entitled Final Plat of Livingston Trace prepared by McLin & Associates, Inc., recorded March 27, 2007 in Livingston Parish at Plat Book 57, page 245, Entry Numbers 63307 and 63307A; said lot having such measurements and dimensions and being subject to such servitudes as shown on the official recorded 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 day JANUARY 10, 2019.

Attorney: JASON R. SMITH

Advertise: FEBRUARY 10, 2019 AND MARCH 10, 2019

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 D/B/A MR. COOPER VERSUS NO. 161572 CHRIS M. HATCHER

Under and by virtue of a Writ of SEIZURE AND SALE issued out of the above Honorable Court in the above entitled and numbered cause, bearing date of JANUARY 3, 2019; and to me directed, commanding me to seize and sell CERTAIN IMMOVABLE property belonging to: CHRIS M. HATCHER Defendants.

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

WEDNESDAY, THE 13TH DAY OF MARCH, 2019

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 Lakes at Gray's Creek 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 Forty-Six (46), 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 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 day JANUARY 10, 2019.

Attorney: KRISTY MASSEY FINLEY

Advertise: FEBRUARY 10, 2019 AND MARCH 10, 2019

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

GULFCOAST BANK AND TRUST VERSUS NO. 160318 PROTOCOL LABS, INCORPORATED AND XCEL AIR CONDITIONING SERVICES, INC.

Under and by virtue of a Writ of SEIZURE AND SALE issued out of the above Honorable Court in the above entitled and numbered cause, bearing date of AUGUST 20, 2018; and to me directed, commanding me to seize and sell CERTAIN IMMOVABLE property belonging to: PROTOCOL LABS, INCORPORATED XCEL AIR CONDITIONING SERVICES, INC. Defendants.

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

WEDNESDAY, THE 13TH DAY OF MARCH, 2019

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, Greenburg 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 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 89 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, 77th 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

The improvements thereon bear the municipal number: 8394 Rushing Road East, Denham Springs, Louisiana 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 day JANUARY 15, 2019.

Attorney: WAYNE A. MAIORANA, JR.

Advertise: FEBRUARY 10, 2019 AND MARCH 10, 2019

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

GUILD MORTGAGE COMPANY VERSUS NO. 160941 APRIL NICOLE YAUN A/K/A APRIL NICOLE MATTHEWS YAUN AND SAMUEL CRAIG YAUN A/K/A SAMUEL YAUN

Under and by virtue of a Writ of SEIZURE AND SALE issued out of the above Honorable Court in the above entitled and numbered cause, bearing date of OCTOBER 17, 2018; and to me directed, commanding me to seize and sell CERTAIN IMMOVABLE property belonging to: APRIL NICOLE YAUN A/K/A APRIL NICOLE MATTHEWS YAUN SAMUEL CRAIG YAUN A/K/A SAMUEL YAUN Defendants.

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

WEDNESDAY, THE 13TH DAY OF MARCH, 2019

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 Eagle Ridge Estates, Second Filing 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 THIRTY-EIGHT (38) 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 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 day JANUARY 16, 2019.

Attorney: KRISTY MASSEY FINLEY

Advertise: FEBRUARY 10, 2019 AND MARCH 10, 2019

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