

# SHERIFF'S SALE

Suit No: (17) 756266

MORTGAGE SOLUTIONS OF COLORADO, LLC D.B.A MORTGAGE SOLUTIONS FINANCIAL

VS

DAVID COMEAUX AND ANGELA COMEAUX

Baton Rouge, LA

19th Judicial District

Parish of East Baton Rouge

State of Louisiana

Acting under and by virtue of Writ of Seizure and Sale issued out of the honorable court aforesaid, in the above entitled and numbered cause, dated, December 17, 2024 and to me directed, I did seize and will, beginning at 10:00 o'clock a.m. on June 18, 2025, via an online auction site at [www.bid4assets.com/EBRSOsheritfsales](http://www.bid4assets.com/EBRSOsheritfsales), offer for sale at public auction the following described mortgaged property belonging to: **DAVID COMEAUX AND ANGELA COMEAUX**

**ONE (1) CERTAIN LOT OR PARCEL OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THAT SUBDIVISION OF THE PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, KNOWN AS SHENANDOAH ESTATES SUBDIVISION, NINETEENTH 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 1573, SAID SUBDIVISION, SAID LOT HAVING SUCH MEASUREMENTS AND DIMENSIONS AS SHOWN ON SAID MAP.**

Which has the address of 15844 Chantilly Avenue, Baton Rouge, LA 70817

## TERMS OF SALE:

Cash to the highest bidder, at Public Auction WITHOUT Appraisalment and according to law.

Sid J. Gautreaux, Sheriff  
East Baton Rouge Parish

ADVERTISED DATE

May 16, 2025

June 16, 2025