

# SHERIFF'S SALE

Suit No:	(17) 755012	Baton Rouge, LA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING		
VS		19th Judicial District
JUAN GUZMAN AND VERONICA GUZMAN		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, November 13, 2024 and to me directed, I did seize and will, beginning at 10:00 o'clock a.m. on April 23, 2025, via an online auction site at [www.bid4assets.com/EBRSOsheriffsales](http://www.bid4assets.com/EBRSOsheriffsales), offer for sale at public auction the following described mortgaged property belonging to: **JUAN GUZMAN AND VERONICA GUZMAN**

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 WOODLAND RIDGE, and designated on the official map thereof on file and of record in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as LOT NINETEEN (19), said Woodland Ridge, said lot measuring one hundred ten (110) feet front on Woodland Ridge Boulevard, by a depth on its northerly sideline of one hundred seventy-seven and 39/100 (177.39) feet, a depth on its southerly sideline of one hundred sixty (160) feet, and measuring sixty-nine and 89/100 (69.89) feet across the rear; subject to a five (5) foot servitude across the front for a sidewalk and to a seven and 5/10 (7.5) foot servitude across the rear; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

**TERMS OF SALE:**

Cash to the highest bidder, at Public Auction  
WITH Appraisement and according to law.

Sid J. Gautreaux, Sheriff  
East Baton Rouge Parish

ADVERTISED DATE

March 21, 2025

April 21, 2025