

SHERIFF'S SALE

Suit No: (17) 756817
CADENCE BANK
VS
BRANDON JERRELL VARNADO AND ARTIE THERESA VARNADO AKA
ARTIE THERESA BROWN VARNADO

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, January 09, 2025 and to me directed, I did seize and will, beginning at 10:00 o'clock a.m. on February 25, 2026, via an online auction site at www.bid4assets.com/EBRSOsheriffsales, offer for sale at public auction the following described mortgaged property belonging to: **BRANDON JERRELL VARNADO AND ARTIE THERESA VARNADO AKA ARTIE THERESA BROWN VARNADO**

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 BLUEBONNET TERRACE, FOURTH 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 ONE HUNDRED THIRTY-EIGHT (138), 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:

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

Sid J. Gautreaux, Sheriff
East Baton Rouge Parish

ADVERTISED DATE

January 23, 2026

February 23, 2026