

SHERIFF'S SALE

Suit No:	(17) P113190	Baton Rouge, LA
ASCENSION OAKS NURSING & REHABILITATION CENTER, LLC		19th Judicial District
JAMES MCHUGH AND MICHELLE ARNOTT		Parish of East Baton Rouge
		State of Louisiana

Acting under and by virtue of Writ of Fieri Facias issued out of the honorable court aforesaid, in the above entitled and numbered cause, dated, January 28, 2025 and to me directed, I did seize and will, beginning at 10:00 o'clock a.m. on July 16, 2025, via an online auction site at www.bid4assets.com/EBRSOsheriffsales, offer for sale at public auction the following described property belonging to: JAMES MCHUGH AND MICHELLE ARNOTT

One 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 East Baton Rouge, State of Louisiana, in that subdivision know as ONE FLORIDA PLACE - II, and being designated according to the official map of said subdivision entitled "FINAL PLAT ONE FLORIDA PLACE- II Being the Resubdivision of Lots 5 thru 9 & 11-38 One Florida Place Located in Section 68, R7S-R1E, Greensburg Land District, East Baton Rouge, Parish, LA, For Dale Cangelosi 141 North 6th Street, Baton Rouge, LA." Prepared by Edward E. Evans & Associates, Inc., on file and of record as Original 215 if Bundle 9557, official records of East Baton Rouge Parish, Louisiana as LOT NUMBER TWENTY-FOUR-C (24-C), said One Florida Place -II, said lot measuring 33.16 feet front on Cashel Avenue, by a depth between equal and parallel lines of 21.16 feet being subject to a 10 foot utility servitude across the front and a 5 foot sidewalk servitude along the westerly sideline and a 5 foot private sanitary sewer servitude across the rear thereof.

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

June 13, 2025

July 14, 2025