

PUBLIC NOTICE

SHERIFF SALE

**16th Judicial District Court
Parish of Iberia,
State of Louisiana**

THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK AS SUCCESSOR
IN INTEREST TO JP MORGAN
CHASE BANK, N.A. AS
TRUSTEE FOR NATIONSTAR
HOME EQUITY LOAN TRUST
2006-B

VS it 139199-B

AARON MINOR, (A/K/A
AARON MINOR, SR.)
AND THE UNOPENED
SUCCESSION OF WANDA
JAMES MINOR, (A/K/A
WANDA JAMES, WANDA
MINOR)

Notice is hereby given that by
virtue of **SEIZURE AND SALE**
issued out of the above entitled
and numbered cause, and to
me directed Thomas S. Romero
Sheriff, duly sworn and qualified
in and for the Parish of Iberia,
La., have seized, and will offer
for sale and will sell at public
auction, for cash WITH apprais-
al, to the last and highest bid-
der, at the Court House, in the
City of New Iberia, La., between
legal sale hours starting at 10
a.m. on

WEDNESDAY, APRIL 9, 2025

The following described proper-
ty, to-wit:

A CERTAIN TRACT OF LAND,
with all improvements thereon,
together with all rights, ways,
privileges, servitudes and ap-
purtenances thereunto belong-
ing, located partly in Section
46, Township 11 South, Range
5 East, and partly in Section 36,
Township 12 South, Range 5
East, IBERIA PARISH, LOUISI-
ANA, containing and measuring
two and 03/100 (20.3) acres,
more or less, and bounded on
the North and West by that tract
of land designated on the plat
of survey hereinafter described
as Lot 2 of Tract 1, belonging to
Lydia Livingston Stewart, heirs
of assigns, on the South by Mrs.
Hubaid Romero, et al, heirs or
assigns, and on the East by that
tract of land designated as Lot
4 of Tract 1 on the hereinafter
described plat of survey, be-
longing to Simonette Livingston,
Jr., heirs or assigns.

Being designated as LOT 3 OF
TRACT 1, on the plat of survey
prepared by Ellis L. Jones, sur-
veyor, dated July 1975, a copy
of which plat is attached to that
act of partition dated September
4, 1976, and recorded in Con-
veyance Book 655, under Entry
No. 76-5597 of the Iberia Par-
ish, Louisiana public records.

To pay and satisfy the sum of:
NINETY-SIX THOUSAND, SIX
HUNDRED FIFTY-SIX DOL-
LARS AND 33/100(\$96,656.33),
with interest thereon at the rate
of 113% per annum from May
1, 2022, together with accrued
late charges in accordance with
the note and mortgage, rea-
sonable attorney's fees, and all
costs of these proceedings.

ALL SUCCESSFUL BIDDERS
MUST HAVE CASH (**CASH
PAYMENT IN THE FORM OF
A CASHIER'S CHECK**), CA-
SHIER'S CHECK OR A VERI-
FIABLE LETTER OF CREDIT
IN FAVOR OF SAID BIDDER
FROM A SOLVENT BANK,
SAVINGS AND LOAN ASSO-
CIATION OR OTHER SUCH
FINANCIAL INSTITUTION AU-
THORIZED TO DO BUSINESS
IN THE STATE OF LOUISIANA
AND FULL PAYMENT MUST
BE MADE ON DATE OF SALE.
Given officially this 25 TH day of
February A.D., 2025

Thomas S. Romero

Sheriff of Iberia Parish

By: /s/ J. Edward Fremin

Major Judicial Officer

The cost of this notice is

\$294.00.

The Daily Iberian:

Mar. 5 and Apr. 2, 2024

139199-B-MINOR