

SHERIFF'S SALE

CITIZENS SAVINGS BANK

22ND JUDICIAL DISTRICT
COURT

VERSUS NO. 114630

PARISH OF WASHINGTON

EDWIN JOHNSON VINING, III
and MEGAN BRANCH VINING

STATE OF LOUISIANA

Notice is hereby given that by virtue of Writ of SEIZURE out of the above named Court in the matter of Docket No. 114630.

CITIZENS SAVINGS BANK

Versus No. 114630

EDWIN JOHNSON VINING, III
and MEGAN BRANCH VINING

directed for execution, I have seized and will offer for sale and sell to the highest bidder at the principal front door of the Sheriff's Office in Franklinton, Washington Parish, Louisiana, on Wednesday, October 28, 2020, at 10:00 AM, the described property, to-wit:

FIRST: THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

LOT FIVE (5) of PETTIT WOODS, a subdivision located in Sections 10, 15 and 42, Township 3 South, Range 10 East, said lot containing 3.361 acres, as per survey by Kelly McHugh & Associates, Inc., dated June 4, 2008, revised July 2, 2008, August 18, 2008, December 2, 2008, April 2, 2009, August 24, 2009, and October 14, 2009, Job Number 07-333, on file in the Office of the Clerk of Court, in COB 678, Page 530, Washington Parish, Louisiana.

SECOND: THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

0.878 acres of land located in Section 28, Township 2 South, Range 11 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commencing at an old pine corner found that marks the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 28, Township 2 South, Range 11 East; thence South 75.72 feet; thence West, 853.42 feet; thence South 0 degrees 02 minutes 31 seconds East, 1132.62 feet; thence North 89 degrees 26 minutes 00 seconds West, 163.69 feet to a 1/4 inch re-bar set and the POINT OF BEGINNING; thence North 89 degrees 26 minutes 00 seconds West, 213.68 feet to a 1/2 inch re-bar set; thence North 0 degrees 02 minutes 31 seconds West, 164.35 feet to a 1/2 inch re-bar set; thence North 82 degrees 41 minutes 58 seconds East, 215.4 feet to a 1/2 inch re-bar set; thence South 0 degrees 02 minutes 31 seconds East, 193.85 feet back to the POINT OF BEGINNING, per survey by Teddy L. Thomas, Registered Professional Land Surveyor dated September 8, 1994, being designated as Lot 18 of Whippoorwill Subdivision.

Together with a servitude for ingress and egress being a covenant running with the land as set out and more particularly described in that certain deed dated June 7, 2000 of record in COB 508, Page 375 and subject to those restrictions and covenants of Whipoorwill Subdivision set forth in that certain deed of record in COB 484, Page 222, Washington Parish, Louisiana.

THIRD: THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

Lots 5, 30 and 31 of Richlan Heights Subdivision in Section 50, Township 3 South, Range 10 East, in accordance with plat of said subdivision on file in the office of the Clerk of Court, Washington Parish, Louisiana, and being more particularly described as follows, to-wit: Commence at the Northwest corner of Lot 5 at the intersection of West Street and Boone Street for the POINT OF BEGINNING and run north 68 degrees 30 minutes East, 265.0 feet to the West margin of Richard Street; thence run South 21 degrees 30 minutes East along the West margin of Richard Street, 200.0 feet to a point; thence run South 68 degrees 30 minutes West 400.0 feet to the East margin of West Street; thence run North along the East margin of West Street, 240.5 feet to the POINT OF BEGINNING. In accordance with survey of R.R. Porter, Registered Civil Engineer, dated February 15, 1972.

PROPERTIES WILL BE SOLD SEPARATELY

Addresses are believed to be as follows:

First- 19100 Pettit Road, Franklinton, LA 70438

Second- 47474 Cardinal Drive, Franklinton, LA 70438

Third- 111 West Street, Franklinton, LA 70438

Writ Amount: \$331,487.52

TERMS OF SALE:

Cash check at time of sale WITH appraisal.

Advertise: The Era Leader

09/23/2020

10/21/2020

Randy "Country" Seal, Sheriff