

# SHERIFF'S SALE

WELLS FARGO BANK, N.A.  
VERSUS NO. 117523  
SEAN ALBERS

22ND JUDICIAL DISTRICT COURT  
PARISH OF WASHINGTON  
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. 117523.

WELLS FARGO BANK, N.A.  
Versus No. 117523  
SEAN ALBERS

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, March 22, 2023, at 10:00 AM, the described property, to-wit:

The land referred to herein below is situated in the County of Washington, State of Louisiana, and is described as follows:

1.07 acres of land in Section 27, Township 3 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of Section 27, Township 3 South, Range 13 East and run North 00 degrees 30 minutes West, 1162.88 feet to the North margin of a 50 foot gravel road; thence North 89 degrees 27 minutes West, along the North margin of said road, 210.0 feet to the point of beginning; thence continue North 89 degrees 27 minutes West, along the North margin of the road, 221.2 feet; thence leave the road and run 00 degrees 30 minutes West, 210.0 feet; South 89 degrees 27 minutes East, 221.2 feet; thence South 00 degrees 30 minutes East, 210.0 feet to the point of beginning.

Address is believed to be: 311 Welch Drive, Bogalusa, LA 70427  
Writ Amount: \$77,266.66

## TERMS OF SALE:

Cash at time of sale without appraisal.

Advertise: The Era Leader  
02/15/2023  
03/15/2023

Randy "Country" Seal, Sheriff