

SHERIFF'S SALE

NEWREZ LLC DBA SHELLPOINT MORTGAGE
SERVICING
VERSUS NO. 117351
PATRICIA MILLER NEAL A/K/A PATRICIA
MILLER BAHM NEAL AND RICHIE HARGON
NEAL

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. 117351.

NEWREZ LLC DBA SHELLPOINT MORTGAGE
SERVICING
Versus No. 117351
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NEAL

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, April 05, 2023, at 10:00 AM, the described property, to-wit:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, located and designated as Lots 18, 19 and 20 of Greenwood Subdivision, Washington Parish, Louisiana, all as per plat of said Subdivision by J. R. Fitzmorris and Surveying, Inc., dated October 13, 1972, on file in the office of the Clerk of Court of Washington Parish, Louisiana, in COB 257, Page 113, and said lots being situated in Section 49, Township 4 South, Range 11 East, more particularly described as follows, to-wit:

From the Section Corner common to Sections 1, 2 and 50, Township 4 South, Range 11 East, Washington Parish, Louisiana, measure South 44 degrees 32 minutes East, 787.6 feet to a point; thence South 70 degrees 17 minutes West, 400.00 feet to a point; thence South 19 degrees 43 minutes East, 40.0 feet to the POINT OF BEGINNING:

From the POINT OF BEGINNING, measure South 19 degrees 43 minutes East, 533.9 feet to a point; thence South 67 degrees 25 minutes West, 1017.3 feet to a point; thence North 05 degrees 00 minutes East, 264.0 feet to a point; thence North 66 degrees 00 minutes West, 190.7 feet to a point; thence North 20 degrees 00 minutes West 240.0 feet to a point; thence North 70 degrees 17 minutes East, 547.9 feet to a point; thence South 19 degrees

43 minutes East, 40.0 feet to a point; thence North 70 degrees 17 minutes East, 500.0 feet to the POINT OF BEGINNING. This tract contains 13.1 acres, all in accordance with survey of John E. Bonneau & Associates, Inc., Registered Land Surveyors, dated March 22, 1990, which is of record in COB 403, page 673, Washington Parish, Louisiana.

LESS AND EXCEPT: Seven (7) acres of land being Lot No. 20 of Greenwood Subdivision, more particularly described as follows, to-wit:

Commence at the Southeast Corner of Section 50, Township 4 South, Range 11 East, Washington Parish, Louisiana and run along section line between Sections 49 and 50, South 70 degrees 17 minutes West, 900.0 feet to the POINT OF BEGINNING, thence leave said Section line and run South 19 degrees 43 minutes East, 599.90 feet; thence run South 67 degrees 25 West, 516.80 feet; thence run North 05 degrees 00 minutes East, 264.00 feet; thence run North 66 degrees 00 minutes West, 190.70 feet; thence run North 20 degrees 41 minutes 11 seconds West, 254.17 feet (called North 20 degrees 00 minutes West, 240.00 feet); and the section line between sections 49 and 50; thence run along said section line North 70 degrees 17 minutes East, 547.90 feet TO THE POINT OF BEGINNING. All as more fully shown on a survey by Billy C. Daniels dated April 23, 1998.

Property being conveyed being Lots 18 and 19 containing 6.10 acres, more or less; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Address is believed to be: 50014 Trillium Lane, Franklinton, LA 70438

Writ Amount: \$115,667.53

TERMS OF SALE:

Cash at time of sale with appraisal and letter of credit.

Advertise: The Era Leader

03/01/2023

03/29/2023

Randy "Country" Seal, Sheriff