

SHERIFF'S SALE

CITIZENS SAVINGS BANK
VERSUS NO. 117754
JAMIE LEE MCLEMORE AND
HEATHER MARIE MCLEMORE

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. 117754.

CITIZENS SAVINGS BANK
Versus No. 117754
JAMIE LEE MCLEMORE AND
HEATHER MARIE MCLEMORE

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 26, 2023, at 10:00 AM, the described property, to-wit:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, including a 2012 Clayton mobile home, Serial No. BH023270TX which has been immobilized by act of record in COB 728, Page 446, Washington Parish, Louisiana, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Sections 10 and 15, Township 1 South, Range 11 East, Greensburg Land District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

From an old post found at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 11 East, run North 89 degrees 49 minutes 38 seconds West a distance of 1,371.56 feet to a 1/2 inch iron rod found on the apparent Eastern right-of-way of Louisiana Highway 430; thence along said highway North 11 degrees 57 minutes 01 seconds West a distance of 514.70 feet to a 1/2 inch iron rod found; thence leaving said highway North 84 degrees 33 minutes 24 seconds East a distance of 507.14 feet to a 1/2 inch iron rod set and the POINT OF BEGINNING;

From the POINT OF BEGINNING, run North 16 degrees 35 minutes 13 seconds West a distance of 273.70 feet to a 1/2 inch iron rod set; thence North 68 degrees 22 minutes 40 seconds East a distance of 149.42 feet to a 1/2 inch iron rod set; thence South 67 degrees 50 minutes 46 seconds East a distance of 231.85 feet to a 1/2 inch iron rod set; thence South 05 degrees 26 minutes 36 seconds East a distance of 202.77 feet to a 1/2 inch iron rod set; thence South 84 degrees 33 minutes 24 seconds West a distance of 296.08 feet to the POINT OF BEGINNING; Said parcel contains 2.000 acres, all as per survey by James J. Jones & Associates, Inc., numbered 10-050-3-A and dated June 5, 2012.

Together with a servitude of way and passage described as follows, to-wit: a certain parcel of ground situated in Sections 10 and 15, Township 1 South, Range 11 East, Greensburg Land District, Washington Parish, Louisiana, and being more fully described as follows: From an old post found at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 11 East, run North 89 degrees 49 minutes 38 seconds West a distance of 1,371.56 feet to a 1/2 inch iron rod found on the apparent Eastern right-of-way of Louisiana Highway 430; thence along said highway North 11 degrees 57 minutes 01 seconds West a distance of 514.70 feet to a 1/2 inch iron rod found and the POINT OF BEGINNING;

From the POINT OF BEGINNING, continue North 11 degrees 57 minutes 01 seconds West a distance of 35.23 feet; thence leaving said highway North 84 degrees 33 minutes 24 seconds East a distance of 504.24 feet; thence South 16 degrees 35 minutes 13 seconds East a distance of 35.67 feet; thence South 84 degrees 33 minutes 24 seconds West a distance of 507.14 feet to the POINT OF BEGINNING; said parcel being more fully shown on survey by James J. Jones & Associates, Inc. numbered 10-050-3-A and dated June 5, 2012.

Address is believed to be: 30366 Hwy. 430, Franklinton, LA 70438

Writ Amount: \$34,219.03

TERMS OF SALE:

Cash time of sale with appraisal.

Advertise: The Era Leader

03/22/2023

04/19/2023

Randy "Country" Seal, Sheriff

