

## SHERIFF'S SALE

CITIZENS SAVINGS BANK

VERSUS NO. 119003

JEREMY LEE EZELL and LESLIE LAKAYE ROBINS  
EZELL a/k/a LESLIE LA'KAE EZELL

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. 119003.

CITIZENS SAVINGS BANK

Versus No. 119003

JEREMY LEE EZELL and LESLIE LAKAYE ROBINS  
EZELL a/k/a LESLIE LA'KAE EZELL

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 10, 2024, at 10:00 AM, the described property, to-wit:

20.0 acres in Section 6 and Headright 38, Township 3 South, Range 12 East, Washington Parish, Louisiana, described as follows: Commencing at the southwest corner of Government Lot 2 of the said Section 6; thence East 402.1 feet to the East margin of Choctaw Road and the Point of Beginning; thence along margin North 14 degrees 04 minutes West 591.3 feet; thence North 85 degrees 25 minutes East 603.2 feet; thence North 13 degrees 00 minutes West 185.8 feet; thence North 00 degrees 20 minutes West 22.9 feet; thence North 89 degrees 40 minutes East 208.7 feet; thence North 00 degrees 20 minutes West 208.7 feet; thence North 00 degrees 14 minutes West 308.8 feet; thence North 66 degrees 30 minutes East 248.9 feet; thence North 87 degrees 26 minutes East 458.9 feet; thence South 16 degrees 35 minutes West 1093.8 feet, more or less, to the North line of a certain 10.0 acres parcel (as recorded in Book 252, Page 341); thence along North line of said parcel West 668.1 feet to the Northwest corner of said 10 acre parcel; thence South 00 degrees 26 minutes West 416.0 feet to the Southwest corner of said 10 acre parcel; thence West 325.0 feet to the Point of Beginning. Per survey by Wilson & Ashley, dated August 9, 1988.

AND

3.0 acres in Section 6, and Headright, Township 3 South, Range 12 East, Washington Parish, Louisiana, described as follows: Commencing at the southwest corner of Government Lot 2 of said Section 6; thence East 402.1 feet to the East margin of Choctaw Road; thence along margin North 14 degrees 04 minutes West 591.3 feet to the POINT OF BEGINNING; thence continue on margin North 13 degrees 00 minutes West 185.9 feet; thence along the South margin of a gravel road North 79 degrees 09 minutes East 117.8 feet; North 65 degrees 09 minutes East 87.2 feet; North 77 degrees 23 minutes East 62.9 feet; North 87 degrees 40 minutes East 257.0 feet; and South 68 degrees 29 minutes East 94.9 feet; thence South 13 degrees 00 minutes East 185.8 feet; thence South 85 degrees 25 minutes West 603.2 feet to the POINT OF BEGINNING. Per survey by Wilson & Ashley, dated August 9, 1988. Being the property conveyed to Everett E. Robins, et al by act dated August 12, 1988 of record in COB 390, Page 164, Washington Parish, Louisiana.

**Said property is subject to the following dedicated roadway and servitudes:**

From the Northwest corner of Section 38, Township 3 South, Range 12 East, Washington Parish, Louisiana, run South 1790.00 feet to the Point of Beginning. From said Point of Beginning run South 85 degrees 00 minutes East, 327 feet; thence run East 417 feet; thence run South 26 feet; thence run West 417 feet; thence run North 85 degrees 00 minutes West 654 feet to the East margin of Choctaw Road; thence run Northerly along the east margin of Choctaw Road 26 feet; thence run South 85 degrees 00 minutes East to the Point of Beginning.

AND

A 20' SERVITUDE LOCATED IN Section 6 Township 3 South-Range 12 East Washington Parish, Louisiana and more particularly described as follows to-wit: Commence at the Southwest corner of Lot 2 in Section 6 in the above stated township and range and run South 37 degrees-00 minutes-00 seconds East 191.60 feet to the East margin of Choctaw Road ; thence run along said East margin South 14 degrees-46 minutes-00 seconds East 430.70 feet to THE POINT OF BEGINNING: thence leave said east margin and run North 79 degrees-09 minutes-04 seconds East 109.34 feet; thence run North 65 degrees-09 minutes-40 seconds East 86.89 feet; thence run North 77 degrees-23 minutes-00 seconds East 66.74 feet; thence run North 87 degrees-04 minutes-00 seconds East 263.03 feet; thence run South 68 degrees-29 minutes-00 seconds East 98.94; thence run South 70 degrees-42 minutes-54 seconds East 274.53 feet; thence run North 66 degrees-47 minutes-35 seconds East 160.37 feet; thence run North 05 degrees-28 minutes-52 seconds East 444.81 feet; thence run North 60 degrees-16 minutes-13 seconds East 94.93 feet; thence run South 89 degrees-12 minutes-16 seconds East 114.05 feet; thence run North 00 degrees-47 minutes-42 seconds East 174.47 feet and the South margin of a 17.978 acre tract; thence run along said south margin South 89 degrees-12 minutes-18 seconds East 20.00 feet; thence leave said south margin and run South 00 degrees-47 minutes-42 seconds West 194.47 feet; thence run North 89 degrees-12 minutes-16 seconds West 128.60 feet; thence run South 60 degrees-16 minutes-13 seconds West 79.10 feet; thence run South 05 degrees-28 minutes-52 seconds West 446.30 feet; thence run South 66 degrees-47 minutes-35 seconds West 180.00 feet; thence run North 70 degrees-42 minutes-54 seconds West 282.70 feet; thence run North 68 degrees-29 minutes-00 seconds West 94.90 feet; thence run South 87 degrees-04 minutes-00 seconds West 257.00 feet; thence run South 77 degrees-23 minutes-00 seconds West 62.90 feet; thence run South 65 degrees-09 minutes-40 seconds West 87.20 feet; thence run South 79 degrees-09 minutes-04 seconds West 111.80 feet to the East margin of Choctaw Road; thence run along said road North 14 degrees-46 minutes-00 seconds West 20.00 feet to THE POINT OF BEGINNING;

AND

A 20' servitude located in Section 6, Township 3 South, Range 12 East Washington Parish, Louisiana and more particularly described as follows, to-wit: COMMENCE at the Northwest corner of Lot 2 in Section 6 in the above stated township and range and run South 37 degrees 00 minutes 00 seconds East 191.60 feet to the East margin of Choctaw Road, thence run along said East margin South 14 degrees 46 minutes 00 seconds East 430.70 feet to THE POINT OF BEGINNING; thence leave said east margin and run North 79 degrees 09 minutes 04 seconds East 109.34 feet; thence run North 65 degrees 09 minutes 40 seconds East 86.89 feet; thence run North 77 degrees 23 minutes 00 seconds East 66.74 feet; thence run North 87 degrees 04 minutes 00 seconds East 263.03 feet; thence run South 68 degrees 29 minutes 00 seconds East 98.94 feet; thence run South 70

degrees 42 minutes 54 seconds East 274.53 feet; thence run North 66 degrees 57 minutes 35 seconds East 160.37 feet; thence run North 05 degrees 28 minutes 52 seconds East 444.81 feet; thence run North 60 degrees 16 minutes 13 seconds East 94.93 feet; thence run South 89 degrees 12 minutes 16 seconds East 114.05 feet; thence run North 00 degrees 47 minutes 42 seconds East 174.47 feet and the South margin of a 17.978 acre tract; thence run along said south margin South 89 degrees 12 minutes 18 seconds East 20.00 feet; thence leave said south margin and run South 00 degrees 47 minutes 42 seconds West 194.47 feet; thence run North 89 degrees 12 minutes 16 seconds West 128.60 feet; thence run South 60 degrees 16 minutes 13 seconds West 79.10 feet; thence run South 05 degrees 28 minutes 52 seconds West 446.30 feet; thence run South 66 degrees 47 minutes 35 seconds West 180.00 feet; thence run North 70 degrees 42 minutes 54 seconds West 282.70 feet; thence run North 68 degrees 29 minutes 00 seconds West 94.90 feet; thence run South 87 degrees 04 minutes 00 seconds West 257.00 feet; thence run South 77 degrees 23 minutes 00 seconds West 62.90 feet; thence run South 65 degrees 09 minutes 40 seconds West 97.20 feet; thence run South 79 degrees 09 minutes 04 seconds West 111.80 feet to the East margin of Choctaw Road; thence run along said road North 14 degrees 46 minutes 00 seconds West 20.00 feet to the POINT OF BEGINNING.

**LESS & EXCEPT THE FOLLOWING:**

A CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the PARISH OF Washington, STATE OF LOUISIANA, located in Section 6, Township 3 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana.

For a point of reference begin at the Southwest Corner of Lot 2 of Section 6; thence East 1024 feet and North 1344 feet to the Point of Beginning.

From the Point of Beginning run North 65 degrees 30 minutes 00 seconds East a distance of 248.85 feet; thence South 11 degrees 47 minutes 31 seconds East a distance of 200.62 feet to the North line of a 20 foot servitude; thence South 60 degrees 46 minutes 59 seconds West 25.00 feet and South 05 degrees 59 minutes 44 seconds West a distance of 11.61 feet along said servitude; thence West a distance of 246.80 feet; thence North 00 degrees 17 minutes 53 seconds East a distance of 120.91 feet to the Point of Beginning, consisting of 1.00 acre as shown on a plat of survey by Charles R. St. Romain, Registered Land Surveyor, dated November 30, 2006.

The improvements thereon bear the municipal number 51631 E. Robins Lane, Franklinton, LA.

Being the same property acquired by Everett E. Robins, et al from Myrtis T. Williams, et al by act before illegible, Notary Public, dated 8-12-88 recorded at 141472, of the official records of the Parish of Washington, State of Louisiana.

Address is believed to be: 51588 E. ROBINS LANE, FRANKLINTON, LA 70438

Writ Amount: \$166,154.40

**TERMS OF SALE:**

WITH APPRAISAL, 100% due at time of adjudication.

Advertise: The Era Leader

Randy "Country" Seal, Sheriff

03/06/2024

04/03/2024

Attorney:

**CHASE ANDERSON  
981 CLEVELAND STREET  
FRANKLINTON, LA 70438**