

SHERIFF'S SALE

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 119082

PARISH OF WASHINGTON

JOHN P. DOANE, JR. (A/K/A JOHN DOANE JR.,
JOHN P. DOANE, JOHN DOANE)

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. 119082.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE
SERVICING

Versus No. 119082

JOHN P. DOANE, JR. (A/K/A JOHN DOANE JR.,
JOHN P. DOANE, JOHN DOANE)

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 24, 2024, at 10:00 AM, the described property, to-wit:

ITEM 1:

One certain tract or parcel of ground, together with all the buildings and improvements thereon, situated in Section 2, T-4-S, R-13-E, Parish of Washington, State of Louisiana, and being shown on that one certain map made by Roy C. Edwards, Jr., dated 01/13/1994, entitled "Plat of Survey Showing Property Located in Section 2, T4S, R13E, Parish of Washington, State of Louisiana". Said map recorded in the official records of Washington Parish, State of Louisiana with that certain Special Warranty Deed recorded at COB 568 Page 340. Said Tract containing 1.02 acre and being subject to such servitudes and having such measurements and dimensions as shown on said map.

LESS AND EXCEPT:

A certain parcel of ground situated in Section 2, T-4-S, R-13-E, Greensburg Land District, Parish of Washington, State of Louisiana, and being more fully described as follows: From the NE corner of Section 39, T-4-S, R-13-E, run North 08 degrees 30 minutes West a distance of 193.05 feet; thence North a distance of 450.12 feet; thence North 57 degrees 45 minutes West a distance of 45.21 feet to a 1/2" iron rod found; thence North 25 degrees 08 minutes 13 seconds East a distance of 259.66 feet to a 1/2" iron rod set and the POINT OF BEGINNING; From the POINT OF BEGINNING, run North 57 degrees 37 minutes 32 seconds West a distance of 100.16 feet to a 1/2" iron rod set; thence North 25 degrees 07 minutes 02 seconds East a distance of 158.88 feet to a 1/2" iron rod set on the South line of Duffy Road; thence along said road South 89 degrees 11 minutes 44 seconds East a distance of 109.11 feet to a 2" iron pipe found; thence leaving said road South 25 degrees 08 minutes 13 seconds West a distance of 216.46 feet to the POINT OF BEGINNING. Said parcel contains 0.428 acres, all as per survey by James J. Jones, numbered 19-154-TT1 and dated 6/3/2019.

ITEM 2:

Right, title and interest in and to that certain predial servitude for access and utilities across the Existing Driveway and Access Servitude as shown on the Survey by James J. Jones, numbered 19-154-TT1 and dated 6/3/2019, and the centerline of said survey being more fully described in that certain Cash Sale recorded at COB 862 Page 442 of the official records of Washington Parish, Louisiana.

Which has the address of 780 Duffy Road, Bogalusa, LA 70427

Writ Amount: \$93,134.36

TERMS OF SALE:

WITH APPRAISAL, 10% due at adjudication
and balance within 30 days.

Advertise: The Era Leader

03/20/2024

04/17/2024

Randy "Country" Seal, Sheriff

Attorney:

EMILY HOLLEY
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METAIRIE, LA 70002