

SHERIFF'S SALE

WELLS FARGO BANK, N.A.

VERSUS NO. 116997

**SCOTTY D. PIERCE A/K/A SCOTTY DALE PIERCE
AND HANNAH PENNY PIERCE A/K/A HANNAH
P. PIERCE A/K/A HANNAH PIERCE**

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. 116997.

WELLS FARGO BANK, N.A.

Versus No. 116997

SCOTTY D. PIERCE A/K/A SCOTTY DALE PIERCE
AND HANNAH PENNY PIERCE A/K/A HANNAH
P. PIERCE A/K/A HANNAH PIERCE

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, May 08, 2024, at 10:00 AM, the described property, to-wit:

A certain parcel of land situated in Section 20, Township 2 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana and more particularly described as follows:

Commence at the northeast corner of the northeast quarter of the northwest quarter of said Section 20, Township 2 South, Range 12 East and measure North 89 degrees 28 minutes 00 seconds West a distance of 359.70 feet; thence South 01 degrees 34 minutes 55 seconds East a distance of 715.85 feet to the point of beginning.

From the point of beginning continue South 01 degrees 34 minutes 55 seconds East a distance of 503.51 feet to a 1 1/2" iron pipe found on the northern right of way of Louisiana Highway 10; thence along said northern right of way South 69 degrees 18 minutes 11 seconds West a distance of 181.38 feet to a 1/2" iron rod found; thence leaving said north right of way North 15 degrees 14 minutes 54 seconds West a distance of 263.29 feet to a 1/2" iron rod found; thence South 74 degrees 45 minutes 06 seconds West a distance of 160.00 feet to a 1/2" iron rod found; thence North 15 degrees 14 minutes 54 seconds West a distance of 372.96 feet to a 1/2" iron rod set; thence South 89 degrees 28 minutes 43 seconds East a distance of 477.50 feet to a 1/2" iron rod found which is the point of beginning, and containing 4.310 acres of land, more or less.

All as per property boundary survey and plat made by Richard Daniel Professional Land Surveyor, dated May 15, 2015, last revised July 3, 2015 and numbered 15- 028.

Address is believed to be: 52239 HWY 10, FRANKLINTON, LA 70438

Writ Amount: \$99,103.53

TERMS OF SALE:

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

Advertise: The Era Leader

April 03, 2024

May 01, 2024

Randy "Country" Seal, Sheriff

Attorney:

**COREY GIROIR
P.O. BOX 87379
BATON ROUGE, LA 70879**

