

**SHERIFF'S SALE**

**PHH MORTGAGE CORPORATION**

**22ND JUDICIAL DISTRICT COURT**

**VERSUS NO. 120635**

**PARISH OF WASHINGTON**

**THE UNOPENED SUCCESSION OF EVA RIVER  
NOLD AND THE UNOPENED SUCCESSION OF  
JAMES E. NOLD**

**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. 120635.

**PHH MORTGAGE CORPORATION**

**Versus No. 120635**

**THE UNOPENED SUCCESSION OF EVA RIVER  
NOLD AND THE UNOPENED SUCCESSION OF  
JAMES E. NOLD**

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 21, 2025, at 10:00 AM, the described property, to-wit:

Land Situated in the Parish of Washington in the State of LA

All that certain tract or portion of land together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining. situated in the Parish of Washington, State of Louisiana, to-wit:

First: One (1) acre of land situated in the Southeast Quarter of the Southeast Quarter of Section 10, Township 4 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, and more fully described as follows, to-wit:

Start at the Southwest corner of the Southeast Quarter of the Southeast Quarter, Section 10, Township 4 South, Range 13 East, St. Helena Meridian, and run in a Northerly direction along the quarter section line a distance of 209 feet to a stob and the point of beginning; thence continue in a Northerly direction along said quarter section line a distance of 209 feet to a stob; thence at a right angle to the right in an Easterly direction a distance of 209 feet to a stob; thence at a right angle to the right in a Southerly direction a distance of 209 feet to a stob; thence at a right angle to the right in a Westerly direction a distance of 209 feet to a stob and the point of beginning.

Second: One (1) acre of land situated in the Southwest corner of the Southeast quarter of the Southeast Quarter, Section 10, Township 4 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more fully described as follows, to-wit:

Start at the Southwest corner of the Southeast Quarter of the Southeast Quarter, Section 10, Township 4 South, Range 13 East, St. Helena meridian, and run in an Easterly direction along the headlight line a distance of 209 feet to a stob; thence at a right angle in a Northerly direction run a distance of 209 feet to a stob; thence at a right angle to the left run a distance of 209 feet to a stob on the quarter section line; thence turn a right angle to the left and run a distance of 209 feet to a stob and the point of beginning.

Which has the address of 560 Keaton Road, Bogalusa, LA 70427

Writ Amount: \$119,518.99

**TERMS OF SALE:**

WITHOUT APPRAISAL, 10% due at adjudication and balance within 30 days.

Advertise: The Era Leader

04/16/2025

05/14/2025

Jason Smith, Sheriff

Attorney:

**AMY ORTIS**

**3510 N. CAUSEWAY BLVD. SUITE 600**

**METAIRIE, LA 70002**