

SHERIFF'S SALE

LAKEVIEW LOAN SERVICING, LLC
VERSUS NO. 118095
TAMMY MARIE ARCHOTE

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. 118095.

LAKEVIEW LOAN SERVICING, LLC
Versus No. 118095
TAMMY MARIE ARCHOTE

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, September 17, 2025, at 10:00 AM, the described property, to-wit:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

FIRST: 3.304 acres of land located in Section 36, Township 2 South, Range 9 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to- wit: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 2 South, Range 9 East and run South 00 degrees 30 minutes 45 seconds West, 82.40 feet; thence South 46 degrees 35 minutes 21 seconds East, 1397.96 feet to the POINT OF BEGINNING;

Thence continue South 46 degrees 35 minutes 21 seconds East, 424.62 feet; thence North 89 degrees 38 minutes 33 seconds East, 350.03 feet; thence North 00 degrees 21 minutes 27 seconds West, 253.72 feet to the South margin of a road; thence South 89 degrees 38 minutes 33 seconds West along the South margin of the road. 98.24 feet; thence North 00 degrees 21 minutes 27 seconds West, 40.0 feet; thence South 89 degrees 38 minutes 33 seconds West, 558.43 feet to the POINT OF BEGINNING.

SECOND: 3.373 acres of land located in Section 36, Township 2 South, Range 9 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to- wit: Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 36, Township 2 South, Range 9 East, and run South 00 degrees 30 minutes 45 minutes West, 82.40 feet; thence run South 46 degrees 35 minutes 21 seconds East, 1822.58 feet; thence North 89 degrees 38 minutes 33 seconds East, 350.03 feet to the POINT OF BEGINNING;

Thence continue North 89 degrees 38 minutes 33 seconds East, 657.02 feet to the center of a gravel road; thence North 31 degrees 54 minutes 08 seconds West along the center of the road, 297.72 feet; thence leave the road and run South 89 degrees 38 minutes 33 seconds West, 501.22 feet; thence South 00 degrees 21 minutes 27 seconds East, 253.72 feet to the POINT OF BEGINNING.

THIRD: THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Section 36, Township 2 South, Range 9 East, Washington Parish, Louisiana, more particularly described as follows, to-wit: 6.32 acres in the Northeast Quarter of Section 36, Township 2 South, Range 9 East, Washington Parish, Louisiana, described as follows: Beginning at a point described as being South 00 degrees 30 minutes 45 seconds West, 82.4 feet; thence South 46 degrees 35 minutes 21 seconds East, 1397.96 feet from the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 36; thence North 46 degrees 35 minutes West, 385.0 feet; thence North 89 degrees 39 minutes East, 1108.8 feet; thence South 26 degrees 02 minutes East, 295.5 feet; thence South 89 degrees 39 minutes West, 958.8 feet to the POINT OF BEGINNING.

Together with an easement for ingress and egress 40.0 feet in width described as follows:
Commencing at the Southwest corner of the above described property; thence North 89 degrees 39 minutes East, 558.4 feet to the POINT OF BEGINNING; thence South 00 degrees 21 minutes East, 40.0 feet; thence North 89 degrees 39 minutes East, 600.0 feet to the center of a gravel road; thence along center, North 46 degrees 27 minutes West, 57.5 feet; thence South 89 degrees 39 minutes West, 558.4 feet to the POINT OF BEGINNING. As per survey by Wilson and Ashley dated October 15, 1982; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

That certain manufactured/mobile home situated on the above described property, being a 1998 Oakwood, Model 603-66F, 28 x 56, Serial No. OW59512AM which said manufactured home/mobile home was immobilized pursuant to Act of Immobilization dated October 6, 1997 and filed for record as Instrument No. 198450 of the records of Washington Parish, Louisiana.

Address is believed to be: 21668 CORKERN ROAD, FRANKLINTON, LA 70438

Writ Amount: \$160,948.74

TERMS OF SALE:

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

Advertise: The Era Leader

Jason Smith, Sheriff

08/13/2025

09/10/2025

Attorney:

**CANDACE COURTEAU
P.O. BOX 2867
MONROE, LA 71207**