

## SHERIFF'S SALE

CLICK N' CLOSE, INC.

VERSUS NO. 120575

TISHONDRA D. JACKSON AND ALICE S. LOTTS

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. 120575.

CLICK N' CLOSE, INC.

Versus No. 120575

TISHONDRA D. JACKSON AND ALICE S. LOTTS

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:

### PARCEL ONE:

4.251 acres land in the Southwest quarter of Section 22, Township 3 South-Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 22, and run North 89 degrees 38 minutes. East, 145.7 feet to an iron pipe on the East bank of Bogue Lusa Creek and the POINT OF BEGINNING; thence continue North 89 degrees 38 minutes East, 1367.0 feet to an iron pipe; thence South 00 degrees 45 minutes East, 125.0 feet to an iron pipe on the North margin of a proposed 50.0 foot street (now Patterson Drive); thence continue South 00 degrees 45 minutes East, 12.5 feet; thence South 89 degrees 43 minutes West, 1244.0 feet to the East bank of Bogue Lusa Creek; thence North 39 degrees 15 minutes West along the East bank of Bogue Lusa Creek, 16.1 feet to an iron pipe on the north margin of the 50.0 foot proposed street; thence North 72 degrees 32 minutes West, along the East bank of Bogue Lusa Creek, 134.7 feet to an iron pipe; thence North 09 degrees 22 minutes East, along the East bank of Bogue Lusa Creek, 85.0 feet to me POINT OF BEGINNING.

LESS AND EXCEPT the parcels more particularly described in the following conveyances:

1. C. B. 170, Page 379, sold to James R. Pritchard
2. C. B. 170, Page 475, sold to Earl Ray Hughes
3. C. B. 170, Page 573, sold to Inez White Gee
4. C. B. 189, Page 595, sold to Willie Melvin Duncan
5. C. B. 189, Page 597, sold to Gene Horace Boyd
6. C. B. 215, page 257, sold to Jerry M. Lee

### PARCEL TWO:

.654 acres of land in Section 22, Township 3 South-Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 22, Township 3 South-Range 13 East, and run North 89 degrees 38 minutes East, 384.8 feet to the POINT OF BEGINNING; thence continue North 89 degrees 38 minutes East, 227.9 feet; thence South 00 degrees 45 minutes East, 125.0 feet to the North margin of a proposed road (now Patterson Drive); thence South 89 degrees 38 minutes West, along the North margin of the proposed road, 227.9 feet; thence North 00 degrees 45 minutes West, 125.0 feet to the POINT OF BEGINNING.

PARCEL THREE: The following described property with the improvements thereon and, appurtenances thereunto belonging, situated in the Parish of Washington, State of Louisiana, to-wit:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 22, Township 3 South Range 13 East, St. Helena Meridian, and run North 89 degrees 38 minutes East, 145.7 feet to an iron pipe on the East bank of Bogue Lusa Creek; thence continue North 89 degrees 38 minutes East, 1367.0 feet to an iron pipe; thence South 00 degrees 45 minutes East, 125.0 feet to an iron pipe on the North margin of a proposed 50 foot street (now Patterson Drive); thence run South 89 degrees 38 minutes West, 800 feet to the POINT OF BEGINNING; thence run North 00 degrees 45 minutes West, 125.0 feet; thence run South 89 degrees 38 minutes West, 100.0 feet; thence run South 00 degrees 45 minutes East, 125.0 feet; thence run North 89 degrees 38 minutes East, 100.0 feet to the POINT OF BEGINNING.

Municipal Address: 201 Patterson Drive, Bogalusa, LA 70427

TiShondra D. Jackson, a person of the full age of majority and resident of the Parish of Washington, State of Louisiana who declared that she is married to but living separate and apart from Brian G. Jackson, Sr., and that she is purchasing the property described herein as her separate and paraphernal property, with her separate and paraphernal funds under her separate administration and control, and whose mailing address is declared to be 201 Patterson Drive, Bogalusa, LA 70427;

and

Alice S. Lotts, a person of the full age of majority and resident of the Parish of Washington, State of Louisiana, who declared that she is unmarried, and whose mailing address is declared to be 201 Patterson Drive, Bogalusa, LA 70427.

Address is believed to be: 201 PATTERSON DRIVE, BOGALUSA, LA 70427

Writ Amount: \$108,221.84

**TERMS OF SALE:**

WITHOUT 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**