

SHERIFF'S SALE

**U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR
IN INTEREST TO WACHOVIA BANK,
NATIONAL ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO FIRST
UNION NATIONAL BANK AS TRUSTEE,
FOR MID-STATE TRUST X**

22ND JUDICIAL DISTRICT COURT

**VERSUS NO. 120806
SONYA D. PHILLIPS and MICHAEL J. PHILLIPS**

**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. 120806.

**U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR
IN INTEREST TO WACHOVIA BANK,
NATIONAL ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO FIRST
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SONYA D. PHILLIPS and MICHAEL J. PHILLIPS

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:

A certain parcel of ground situated in Section 15, Township 2 South, Range 13 East, Washington Parish, Louisiana, and more fully described as follows:

From the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 15, T-2-S, R-13-E, run North 89 degrees 23 minutes East a distance of 992.96 feet; thence North 00 degrees 03 minutes 37 seconds East a distance of 812.98 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING, continue North 00 degrees 03 minutes 37 seconds East a distance of 57.83 feet; thence North 61 degrees 03 minutes 08 seconds East a distance of 5.33 feet; thence North 59 degrees 28 minutes 46 seconds East a distance of 344.06 feet; thence South 00 degrees 03 minutes 37 seconds West a distance of 231.90 feet; thence South 89 degrees 23 minutes 00 seconds West a distance of 300.89 feet to the POINT OF BEGINNING;

Said parcel contains 1.000 acres, all as per survey by James J. Jones & Assoc., Inc. numbered 00-021-2 and dated 3/03/2000. Together with all the buildings and improvements thereon, and all of the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining.

Address is believed to be: 60288 DOLLAR ROAD, ANGIE, LA 70426

Writ Amount: \$32,609.17

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

**CRIS JACKSON
935 GRAVIER STREET, SUITE 1400
NEW ORLEANS, LA 70112**

