

SHERIFF'S SALE

NATIONSTAR MORTGAGE LLC

22ND JUDICIAL DISTRICT
COURT

VERSUS NO. 120911

PARISH OF WASHINGTON

THE UNOPENED SUCCESSION OF
AND UNKNOWN HEIRS OF JOHNNIE
RAY THOMAS A/K/A JOHNNIE RAY
THOMAS A/K/A JOHNNIE R. THOMAS
A/K/A JOHNNIE THOMAS AND DEBRA
ELAINE KAHL THOMAS A/K/A DEBRA
ELAINE KAHL A/K/A DEBRA E. KAHL
A/K/A DEBRA KAHL A/K/A DEBRA
ELAINE THOMAS A/K/A DEBRA E.
THOMAS A/K/A DEBRA THOMAS
A/K/A DEBRA KAHL THOMAS
A/K/A DEBRA K. THOMAS

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. 120911.

NATIONSTAR MORTGAGE LLC

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THOMAS A/K/A DEBRA THOMAS
A/K/A DEBRA KAHL THOMAS
A/K/A DEBRA K. THOMAS

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 Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, more particularly described as follows, to-wit:

From the corner common to Sections 19, 20, 29 and 30, Township 1 South, Range 12 East, run north 00 degrees 20 minutes 47 seconds east a distance of 668.65 feet; thence south 89 degrees 39 minutes 13 seconds east a distance of 879.66 feet to the point of beginning.

From the point of beginning, run north 00 degrees 20 minutes 47 seconds east a distance of 495.19 feet; thence south 89 degrees 39 minutes 31 seconds east a distance of 448.73 feet; thence south 00 degrees 06 minutes 12 seconds east a distance of 495.20 feet; thence north 89 degrees 39 minutes 13 seconds west a distance of 452.62 feet to the point of beginning; said parcel contains 5.123 acres and being more fully shown on plat of proposed partition in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, by James J. Jones & Assoc., Inc., numbered 03-044M, dated January 3, 2005, revised January 19, 2005 and July 29, 2005, and being designated as Lot 8 of Thomas-Wood Estates.

Together with and subject to a predial servitude for purposes of ingress and egress, being a covenant running with the land, described as follows, to-wit: A certain parcel of ground situated in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, and being more fully described as follows: From the corner common to Sections 19, 20, 29 and 30, run north 00 degrees 20 minutes 47 seconds east a distance of 648.65 feet to the point of beginning.

From the point of beginning, continue north 00 degrees 20 minutes 47 seconds east a distance of 40.00 feet; thence south 89 degrees 39 minutes 13 seconds east a distance of 419.83 feet; thence north 00 degrees 20 minutes 47 seconds east a distance of 2025.96 feet; thence south 50 degrees 18 minutes 42 seconds east a distance of 152.24 feet; thence south 88 degrees 46 minutes 32 seconds west a distance of 77.77 feet; thence south 00 degrees 20 minutes 47 seconds west a distance of 1927.31 feet; thence south 89 degrees 39 minutes 13 seconds east a distance of 832.29 feet; thence north 00 degrees 06 minutes 12 seconds west a distance of 1479.93 feet; thence south 69 degrees 18 minutes 34 seconds east a distance of 42.79 feet; thence south 00 degrees 06 minutes 12 seconds east a distance of 1505.05 feet; thence north 89 degrees 39 minutes 13 seconds west a distance of 1332.44 feet to the point of beginning. Said parcel being more fully shown on a plat of proposed partition in Section 20, Township 1 South, Range 12 East, Washington Parish, Louisiana, by James J. Jones & Assoc. , Inc., numbered 03-044-M, dated January 3, 2005, revised January 19, 2005 and July 29, 2005 which survey is attached as Exhibit A to act of record in COB 568, page 597 and the act of record in COB 579, page 322, Washington Parish, Louisiana, and subject to those restrictions and covenants for Thomas-Wood Estates also filed in COB 568, page 597, Washington Parish, Louisiana.

The predial servitude for ingress and egress described hereinabove has been dedicated to the Washington Parish Government by act of record in COB 656, page 299, Washington Parish, Louisiana.

Address is believed to be: 52125 OAK RIDGE DRIVE, FRANKLINTON, LA 70438

Writ Amount: \$185,996.98

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:

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

