

SHERIFF'S SALE

MIDFIRST BANK
VERSUS NO. 120661
MARK A. DUNCAN, JR.

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. 120661.

MIDFIRST BANK
Versus No. 120661
MARK A. DUNCAN, JR.

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 , October 8, 2025, at 10:00 AM, the described property, to-wit:

ONE CERTAIN LOT OF GROUND, situated in the Parish of Washington, State of Louisiana, in that part thereof known as LAKE CHOCTAW ESTATES, a subdivision located in Section 7, Township 2 South, Range 12 East, designated as LOT ONE (1) on the plan of subdivision made by Robert A. Berlin, Registered Land Surveyor, dated May5,1976, a copy of which Is on file with the Clerk of Court of Washington Parish, Louisiana.

Including a right of ingress and egress over those public roadway leading to the subject property from the public roadway.

Which has the address of 25475 Lake Choctaw Drive, Franklinton, LA 70438

Writ Amount: \$151,031.50

TERMS OF SALE:

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

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09/03/2025
10/01/2025

Jason Smith, Sheriff

Attorney:
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METAIRIE, LA 70002