

SHERIFF'S SALE

21ST MORTGAGE CORPORATION  
VERSUS NO. 120998  
TEQUILLA S. SANTEE A/K/A TEQUILLA SANTEE

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. 120998.

21ST MORTGAGE CORPORATION  
Versus No. 120998  
TEQUILLA S. SANTEE A/K/A TEQUILLA SANTEE

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:

2019 Southern Energy (SOEN) manufactured home, bearing Serial Nos. RUS076121ALA and RUS076121ALB

That certain tract or parcel of land, together with all buildings and improvements thereon and all the rights, ways, privileges and servitudes thereto pertaining, being 8.54 acres, more or less, in Section 26, Township 1 South, Range 10 East, Washington Parish, Louisiana, more particularly described as follow, to whit: From Northwest corner of the Northeast quarter of Section 26, Township 1 South, Range 10 East, run south 3376.5 feet; thence run North 89 degrees 23 minutes East 417.4 feet; then run North 89 degrees 27 minutes East 230.2 feet to Point of Beginning; thence run east 643.3 feet; thence run South 12 degrees 40 minutes West 661.5 feet; thence run West 498.0 feet; thence run North 645.4 feet to Point of Beginning.

LESS AND EXCEPT:

5.5 acres in the Southeast 1/4 of Section 26, Township 1 South, Range 10 East, Washington Parish, Louisiana, described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 26, thence South 89 degrees 32 minutes East 768.8 feet to the Point of Beginning; thence South 89 degrees 32 minutes East 369.7 feet; thence along a paved parish road North 10 degrees 56 minutes East 659.3 feet; thence along a gravel road North 89 degrees 37 minutes West 369.8 feet; thence South 10 degrees 56 minutes West 658.7 feet to the Point of Beginning.

Being the same property acquired by Tequilla S. Santee from Ricky Singleton by Donation Inter Vivos recorded April 17, 2024 under File No. 2024-1547 of the Records of Washington Parish, Louisiana.

Being the same property acquired by Ricky Singleton from Mazy Robertson Singleton by Consent Judgment recorded August 8, 2003 at Book 548, Page 156 of the records of Washington Parish, Louisiana.

Address is believed to be: 28131 PEA GRAVEL ROAD, FRANKLINTON, LA 70438

Writ Amount: \$117,605.40

**TERMS OF SALE:**

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

Advertise: The Era Leader  
09/03/2025  
10/01/2025

Jason Smith, Sheriff

Attorney:  
**ALLISON BEASLEY**  
**8235 YMCA PLAZA DRIVE SUITE 400**  
**BATON ROUGE, LA 70810**

