

SHERIFF'S SALE

CITIZENS SAVINGS BANK
VERSUS NO. 121019
JAMES RICHARD PUGH and
MELANIE DAWN PUGH

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. 121019.

CITIZENS SAVINGS BANK
Versus No. 121019
JAMES RICHARD PUGH and
MELANIE DAWN PUGH

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:

All that certain parcel of ground, together with all the buildings and improvements thereon, situated in the Parish of Washington, State of Louisiana, described as follows:

Commencing at the Northeast corner of Headright 53 in Township 2 South, Range10 East, proceed thence South 00 degrees 30 minutes East a distance of 43.86 chains, thence South 73 degrees 00 minutes West a distance of 35.03 chains, thence proceed North 16 degrees 45 minutes West a distance of 3.58 chains, thence South 89 degrees 15 minutes West 27.14 chains, thence South 73 degrees 00 minutes West a distance of 2.53 chains to an established corner, thence South 73 degrees 00 minutes 203.0 feet, thence Northerly 20.0 feet across a road, thence Northerly 32.3 feet to a point on the north side of Manning Road, thence South 73 degrees 00 minutes West 600 feet along Manning Road to the Point of Beginning.

From the Point of Beginning, proceed North 17 degrees 00 minutes West (approximately 367.05 feet) to the north property line separating the property owned by a former vendor and W.M. Davenport, now or formerly, thence proceed South 82 degrees 30 minutes West (approximately 202.74 feet) to the Northeast corner of the property purchased by Alayne Stevens Winfrey by Act of Cash Sale dated April 11, 1985, thence proceed South 17 degrees 00 minutes East (approximately 400.56 feet) to the intersection with the public road, thence North73 degrees 00 minutes East a distance of 200 feet to the Point of Beginning. Containing 1.72 acres, more or less.

The improvements thereon bear the Municipal No. 305 Manning Drive, Franklinton LA 70438.

Writ Amount: \$103,117.23

TERMS OF SALE:

WITH APPRAISAL, 100% due at adjudication.

Advertise: The Era Leader

09/03/2025
10/01/2025

Jason Smith, Sheriff

Attorney:

CHASE ANDERSON
981 CLEVELAND STREET
FRANKLINTON, LA 70438

