

## SHERIFF'S SALE

RED RIVER BANK  
VERSUS NO. 119041

SKY TRANSIT LLC, SEBASTIAN FLAMINIUS  
KOGA AND VAUGHAN O'REILLY SIMMONS

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. 119041.

RED RIVER BANK

Versus No. 119041

SKY TRANSIT LLC, SEBASTIAN FLAMINIUS KOGA  
AND VAUGHAN O'REILLY SIMMONS

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, November 19, 2025, at 10:00 AM, the described property, to-wit:

**Parcel 90 (0.875 Acres)** of land located in Headright 47, Township 1 South, Range 14 East, St. Helena Meridian, Washington Parish, Louisiana and more particularly described as follows, to wit:

**Parcel 90 (0.875 Acres):** Commence at the corner common to Headrights 37, 46, 47, & 48 in the above stated Township and Range being a wood corner found; thence run along line between Headrights 47 & 48 South 00 degrees 10 minutes 00 seconds East, 1332.92 feet (Title: South 1313.40 feet) to a gum tree stump found (as per Louisiana State Land Office field notes); thence run along North line of Headright 48 South 89 degrees 56 minutes 50 seconds East, 155.60 feet (Title: East 186.78 feet) to a 1 ½" iron pipe found in the West edge of a gravel road; thence continue along North line of Headright 48 South 89 degrees 56 minutes 50 seconds East, 4512.34 feet (Title: East) to a 1 ½" iron pipe found; thence leave North line of Headright 48 North 12 degrees 38 minutes 51 seconds East, 1542.28 feet (Title: North 12 degrees 30 minutes 00 seconds East 1528.71 feet) to a 1 ½" iron pipe found; thence North 67 degrees 26 minutes 06 seconds East, 342.30 feet (Title: North 66 degrees 34 minutes 00 seconds East 342.30 feet) to a ½" iron rod found; thence North 49 degrees 48 minutes 00 seconds East, 248.26 feet (Title: North 48 degrees 56 minutes 00 East 248.30 feet) to a 2" iron pipe found; thence South 83 degrees 22 minutes 59 seconds East, 400.35 feet to a ½" iron rod set; thence North 00 degrees 20 minutes 09 seconds East, 303.37 feet to a ½" iron rod set; thence North 70 degrees 43 minutes 05 seconds West, 10.48 feet to a ½" iron rod set; thence North 67 degrees 52 minutes 10 seconds East, 83.64 feet to a ½" iron rod set in center of road; thence continue along center line of road North 32 degrees 28 minutes 25 seconds West, 42.71 feet to a ½" iron rod set; thence run along center of road North 32 degrees 28 minutes 25 seconds West, 16.52 feet to a ½" iron rod set; thence continue along center line of road North 47 degrees 50 minutes 58 seconds West, 37.44 feet to a ½" iron rod set; thence continue along center line of road North 47 degrees 50 minutes 58 seconds West, 45.82 feet to a ½" iron rod set; thence along center line of road North 63 degrees 44 minutes 51 seconds West, 9.08 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 44 minutes 51 seconds West, 67.40 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 29 minutes 48 seconds West, 70.19 feet to a ½" iron rod set; thence

continue along center line of road North 63 degrees 19 minutes 53 seconds West, 180.74 feet to a ½" iron rod set; thence along center line of road North 70 degrees 18 minutes 07 seconds West, 587.21 feet to a ½" iron rod set; thence continue along center line of road North 60 degrees 03 minutes 42 seconds West, 92.05 feet to a ½" iron rod set; thence continue along said center line of road North 39 degrees 15 minutes 46 seconds West, 338.54 feet to a ½" iron rod set; thence continue along said center line of road North 33 degrees 26 minutes 27 seconds West, 60.41 feet to a ½" iron rod set; thence continue along center line of road North 33 degrees 26 minutes 27 seconds West, 55.64 feet to a ½" iron rod set; thence continue along center line of road North 39 degrees 35 minutes 42 seconds West, 90.55 feet to a ½" iron rod set; thence continue along center line of road North 39 degrees 35 minutes 42 seconds West 0.93, feet to a ½" iron rod set; thence North 30 degrees 18 minutes 05 seconds West, 96.83 feet to a ½" iron rod set; thence North 17 degrees 35 minutes 46 seconds West, 807.70 feet to a ½" iron rod set; thence continue along center line of road North 31 degrees 03 minutes 37 seconds West, 58.10 feet to a ½" iron rod set on the West right-of-way of road and THE POINT OF BEGINNING; thence continue along said right-of-way North 31 degrees 03 minutes 37 seconds West, 78.96 feet to a ½" iron rod set; thence leave said right-of-way North 69 degrees 46 minutes 02 seconds East, 453.79 feet to a ½" iron rod set on the West bank of the Pearl River; thence run along said river bank South 39 degrees 27 minutes 09 seconds East, 93.18 feet to a ½" iron rod set; thence leave West bank of river South 71 degrees 02 minutes 27 seconds West, 469.75 feet to a ½" iron rod set on the West right-of-way of road and THE POINT OF BEGINNING.

and

**Parcel 91 (0.867 Acres)** of land located in Headright 47, Township 1 South, Range 14 East, St. Helena Meridian, Washington Parish, Louisiana and more particularly described as follows, to wit:

**Parcel 91 (0.867 Acres):** Commence at the corner common to Headrights 37, 46, 47, & 48 in the above stated Township and Range being a wood corner found; thence run along line between Headrights 47 & 48 South 00 degrees 10 minutes 00 seconds East, 1332.92 feet (Title: South 1313.40 feet) to a gum tree stump found (as per Louisiana State Land Office field notes); thence run along North line of Headright 48 South 89 degrees 56 minutes 50 seconds East, 155.60 feet (Title: East 186.78 feet) to a 1 ½" iron pipe found in the West edge of a gravel road; thence continue along North line of Headright 48 South 89 degrees 56 minutes 50 seconds East, 4512.34 feet (Title: East) to a 1 ½" iron pipe found; thence leave North line of Headright 48 North 12 degrees 38 minutes 51 seconds East, 1542.28 feet (Title: North 12 degrees 30 minutes 00 seconds East 1528.71 feet) to a 1 ½" iron pipe found; thence North 67 degrees 26 minutes 06 seconds East, 342.30 feet (Title: North 66 degrees 34 minutes 00 seconds East 342.30 feet) to a ½" iron rod found; thence North 49 degrees 48 minutes 00 seconds East, 248.26 feet (Title: North 48 degrees 56 minutes 00 East 248.30 feet) to a 2" iron pipe found; thence South 83 degrees 22 minutes 59 seconds East, 400.35 feet to a ½" iron rod set; thence North 00 degrees 20 minutes 09 seconds East, 303.37 feet to a ½" iron rod set; thence North 70 degrees 43 minutes 05 seconds West, 10.48 feet to a ½" iron rod set; thence North 67 degrees 52 minutes 10 seconds East, 83.64 feet to a ½" iron rod set in center of road; thence continue along center line of road North 32 degrees 28 minutes 25 seconds West, 42.71 feet to a ½" iron rod set; thence run along center of road

North 32 degrees 28 minutes 25 seconds West, 16.52 feet to a ½" iron rod set; thence continue along center line of road North 47 degrees 50 minutes 58 seconds West, 37.44 feet to a ½" iron rod set; thence continue along center line of road North 47 degrees 50 minutes 58 seconds West, 45.82 feet to a ½" iron rod set; thence along center line of road North 63 degrees 44 minutes 51 seconds West, 9.08 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 44 minutes 51 seconds West, 67.40 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 29 minutes 48 seconds West, 70.19 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 19 minutes 53 seconds West, 180.74 feet to a ½" iron rod set; thence along center line of road North 70 degrees 18 minutes 07 seconds West, 587.21 feet to a ½" iron rod set; thence continue along center line of road North 60 degrees 03 minutes 42 seconds West, 92.05 feet to a ½" iron rod set; thence continue along said center line of road North 39 degrees 15 minutes 46 seconds West, 338.54 feet to a ½" iron rod set; thence continue along said center line of road North 33 degrees 26 minutes 27 seconds West, 60.41 feet to a ½" iron rod set; thence continue along center line of road North 33 degrees 26 minutes 27 seconds West, 55.64 feet to a ½" iron rod set; thence continue along center line of road North 39 degrees 35 minutes 42 seconds West, 90.55 feet to a ½" iron rod set; thence continue along center line of road North 39 degrees 35 minutes 42 seconds West 0.93, feet to a ½" iron rod set; thence North 30 degrees 18 minutes 05 seconds West, 96.83 feet to a ½" iron rod set; thence North 17 degrees 35 minutes 46 seconds West, 807.70 feet to a ½" iron rod set; thence continue along center line of road North 31 degrees 03 minutes 37 seconds West, 137.06 feet to a ½" iron rod set on the West right-of-way of road; to a ½" iron rod set and THE POINT OF BEGINNING; thence continue along said right-of-way North 31 degrees 03 minutes 37 seconds West, 89.78 feet to a ½" iron rod set; thence leave said right-of-way North 69 degrees 00 minutes 00 seconds East, 440.95 feet to a ½" iron rod set on the West bank of the Pearl River; thence run along said river bank South 38 degrees 17 minutes 21 seconds East, 91.72 feet to a ½" iron rod set; thence leave West bank of river South 69 degrees 46 minutes 02 seconds West, 453.79 feet to a ½" iron rod set on the West right-of-way of road and THE POINT OF BEGINNING.

and

**Parcel 92 (0.828 Acres)** of land located in Headright 47, Township 1 South, Range 14 East, St. Helena Meridian, Washington Parish, Louisiana and more particularly described as follows, to wit:

**Parcel 92 (0.882 Acres):** Commence at the corner common to Headrights 37, 46, 47, & 48 in the above stated Township and Range being a wood corner found; thence run along line between Headrights 47 & 48 South 00 degrees 10 minutes 00 seconds East, 1332.92 feet (Title: South 1313.40 feet) to a gum tree stump found (as per Louisiana State Land Office field notes); thence run along North line of Headright 48 South 89 degrees 56 minutes 50 seconds East, 155.60 feet (Title: East 186.78 feet) to a 1 ½" iron pipe found in the West edge of a gravel road; thence continue along North line of Headright 48 South 89 degrees 56 minutes 50 seconds East, 4512.34 feet (Title: East) to a 1 ½" iron pipe found; thence leave North line of Headright 48 North 12 degrees 38 minutes 51 seconds East, 1542.28 feet (Title: North 12 degrees 30 minutes 00 seconds East 1528.71 feet) to a 1 ½" iron pipe found; thence North 67 degrees 26 minutes 06

seconds East, 342.30 feet (Title: North 66 degrees 34 minutes 00 seconds East 342.30 feet) to a ½" iron rod found; thence North 49 degrees 48 minutes 00 seconds East, 248.26 feet (Title: North 48 degrees 56 minutes 00 East 248.30 feet) to a 2" iron pipe found; thence South 83 degrees 22 minutes 59 seconds East, 400.35 feet to a ½" iron rod set; thence North 00 degrees 20 minutes 09 seconds East, 303.37 feet to a ½" iron rod set; thence North 70 degrees 43 minutes 05 seconds West, 10.48 feet to a ½" iron rod set; thence North 67 degrees 52 minutes 10 seconds East, 83.64 feet to a ½" iron rod set in center of road; thence continue along center line of road North 32 degrees 28 minutes 25 seconds West, 42.71 feet to a ½" iron rod set; thence run along center of road North 32 degrees 28 minutes 25 seconds West, 16.52 feet to a ½" iron rod set; thence continue along center line of road North 47 degrees 50 minutes 58 seconds West, 37.44 feet to a ½" iron rod set; thence continue along center line of road North 47 degrees 50 minutes 58 seconds West, 45.82 feet to a ½" iron rod set; thence along center line of road North 63 degrees 44 minutes 51 seconds West, 9.08 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 44 minutes 51 seconds West, 67.40 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 29 minutes 48 seconds West, 70.19 feet to a ½" iron rod set; thence continue along center line of road North 63 degrees 19 minutes 53 seconds West, 180.74 feet to a ½" iron rod set; thence along center line of road North 70 degrees 18 minutes 07 seconds West, 587.21 feet to a ½" iron rod set; thence continue along center line of road North 60 degrees 03 minutes 42 seconds West, 92.05 feet to a ½" iron rod set; thence continue along said center line of road North 39 degrees 15 minutes 46 seconds West, 338.54 feet to a ½" iron rod set; thence continue along said center line of road North 33 degrees 26 minutes 27 seconds West, 60.41 feet to a ½" iron rod set; thence continue along center line of road North 33 degrees 26 minutes 27 seconds West, 55.64 feet to a ½" iron rod set; thence continue along center line of road North 39 degrees 35 minutes 42 seconds West, 90.55 feet to a ½" iron rod set; thence continue along center line of road North 39 degrees 35 minutes 42 seconds West 0.93, feet to a ½" iron rod set; thence North 30 degrees 18 minutes 05 seconds West, 96.83 feet to a ½" iron rod set; thence North 17 degrees 35 minutes 46 seconds West, 807.70 feet to a ½" iron rod set; thence continue along center line of road North 31 degrees 03 minutes 37 seconds West, 226.84 feet to a ½" iron rod set on the West right-of-way of road; to a ½" iron rod set and THE POINT OF BEGINNING; thence continue along said right-of-way North 31 degrees 03 minutes 37 seconds West, 86.97 feet to a ½" iron rod set; thence leave said right-of-way North 69 degrees 15 minutes 18 seconds East, 421.25 feet to a ½" iron rod set on the West bank of the Pearl River; thence run along said river bank South 43 degrees 45 minutes 28 seconds East, 89.76 feet to a ½" iron rod set; thence leave West bank of river South 69 degrees 00 minutes 00 seconds West, 440.95 feet to a ½" iron rod set on the West right-of-way of road and THE POINT OF BEGINNING.

Address is believed to be: NO PHYSICAL ADDRESS AVAILABLE

Writ Amount: \$90,000.00

**TERMS OF SALE:**

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

Advertise: The Era Leader

Jason Smith, Sheriff

10/15/2025

11/12/2025

Attorney:

**JOHN HENCHY**

**7737 OLD HAMMOND HWY, SUITE, B-4**

**BATON ROUGE, LA 70809**