

SHERIFF'S SALE

MAGEE FINANCIAL, L.L.C.
VERSUS NO. 121243
THE UNOPENED SUCCESSION OF
JAMES EARL WARREN

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. 121243.

MAGEE FINANCIAL, L.L.C.
Versus No. 121243
THE UNOPENED SUCCESSION OF
JAMES EARL WARREN

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:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Washington, located in Section 19, Township 2 South, Range 11 East, more particularly described as follows, to-wit:

Lot 23 of the official plat of Hilltop Subdivision, Washington Parish, Town of Franklinton, Louisiana.

Being the same property acquired by James Earl Warren pursuant to Cash Sale dated and recorded December 6, 2013, in COB 757, folio 196, as File Number 2013-005611, of the official records of the Parish of Washington, State of Louisiana.

Assessment No. 0330057575

ALSO INCLUDED is one (1) 1986 BRHT, Vehicle Identification Number 14704500, immobilized in act dated and recorded December 6, 2013, in COB 757, folio 196, as File Number 2013-005611, of the official records of Washington Parish, Louisiana.

Address is believed to be: 2215 WILLIAMS STREET, FRANKLINTON, LA 70438

Writ Amount: \$17,167.55

TERMS OF SALE:

WITHOUT APPRAISAL, 100% due at adjudication.

Advertise: The Era Leader
10/15/2025
11/12/2025

Jason Smith, Sheriff

Attorney:

**JEFFREY ERWIN
832 EAST BOSTON STREET UNIT 2
COVINGTON, LA 70433**

