

SHERIFF'S SALE

**ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.**

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 121264

PARISH OF WASHINGTON

**THE UNOPENED SUCCESSION OF AND
UNKNOWN HEIRS OF DENTON EARL WASCOM
A/K/A EARL WASCOM A/K/A DENTON EARL
WASCOM A/K/A DENTON E. WASCOM A/K/A
DENTON WASCOM AND THE UNOPENED
SUCCESSION OF AND UNKNOWN HEIRS OF
DORIS VALDEZ WASCOM A/K/A DORIS
VALDEZ WASCOM A/K/A DORIS V. WASCOM
A/K/A DORIS WASCOM A/K/A DORIS VALDEZ**

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. 121264.

ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.

Versus No. 121264

THE UNOPENED SUCCESSION OF AND
UNKNOWN HEIRS OF DENTON EARL WASCOM
A/K/A EARL WASCOM A/K/A DENTON EARL
WASCOM A/K/A DENTON E. WASCOM A/K/A
DENTON WASCOM AND THE UNOPENED
SUCCESSION OF AND UNKNOWN HEIRS OF
DORIS VALDEZ WASCOM A/K/A DORIS VALDEZ
WASCOM A/K/A DORIS V. WASCOM A/K/A
DORIS WASCOM A/K/A DORIS VALDEZ

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 1:

0.585 acre of land in northeast quarter of the southwest quarter of Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish Louisiana, more particularly described as follows, to-wit:

Commence at the northwest corner of the northeast quarter of the southwest quarter of Section 47, Township 3 South, Range 13 east and run south 09 degrees 35 minutes east, 31.8 feet; thence south 89 degrees 43 minutes east, 416.9 feet; thence south 01 degrees 07 minutes west, 450.0 feet to the point of beginning; thence continue south 01 degrees 07 minutes west, 164.6 feet to the north margin of the Old Middle Franklinton Highway; thence north 78 degrees 25 minutes east, along the north margin of the Old Middle Franklinton Highway, 179.4 feet; thence leave the highway and run north 01 degrees 07 minutes east, 126.5 feet; thence north 89 degrees 18 minutes, west 175.0 feet to the point of beginning;

Parcel 2:

0.89 acres of land in the northeast quarter of the southwest quarter of Section 47, Township 3 South - Range 13 East, Greensburg District, Washington Parish Louisiana more particularly described as follows, to-wit:

Commence at the northwest corner of the northeast quarter of the southwest quarter of Section 47 and run south 09 degrees 35 minutes east, 31.8 feet; thence south 89 degrees 43 minutes east, 416.9 feet; thence south 89 degrees 18 minutes east, 200.00 feet; thence south 01 degrees 07 minutes west, 171.0 feet to the north margin of the Old Middle Franklinton Road; thence south 78 degrees 25 minutes west, along the north margin of the Old Middle Franklinton Road, 205.0 feet; thence north

01 degrees 07 minutes east 214.6 feet; thence south 89 degrees 18 minutes east, 200.0 feet to the point of beginning.

Less and except:

0.585 acre of land in northeast quarter of the southwest quarter of Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows to-wit:

Commence at the northwest corner of the northeast quarter of the southwest quarter of Section 47, Township 3 South, Range 13 East and run south 09 degrees 35 minutes east, 31.8 feet; thence south 89 degrees 43 minutes east, 416.9 feet; thence south 01 degrees 07 minutes west, 450.0 feet to the point of beginning; thence continue south 01 degrees 07 minutes west, 164.6 feet to the north margin of the Old Middle Franklinton Highway; thence north 78 degrees 25 minutes east, along the north margin of the Old Middle Franklinton Highway, 179.4 feet; thence leave the highway and run north 01 degrees 07 minutes east, 126.5 feet; thence north 89 degrees 18 minutes west, 175.0 feet to the point of beginning.

Address is believed to be: 59249 HWY 439, BOGALUSA, LA 70427

Writ Amount: \$131,268.54

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:

DENNIS WIGGINS JR.

P.O. BOX 87379

BATON ROUGE, LA 70879