

SHERIFF'S SALE

CITIZENS SAVINGS BANK
VERSUS NO. 121142
THE UNOPENED ESTATE OF DENNIS W. BELL

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. 121142.

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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, January 14, 2026, at 10:00 AM, the described property, to-wit:

A certain tract of parcel of land containing 8.5129 acres situated in Section 4 Township 3 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana. Said tract is a portion of Parcels 25, 26, 27, and 28 of Timberlane-North as surveyed by R.R. Porter, C.E. May 27, 1977, Map No. 76, and is more particularly described as follows, to-wit;

Commence at the Southwest Corner of the aforesaid Parcel No. 26 which R.R. Porter, C.E. alleges to be located the following courses and distances from the Southeast Corner of the Southwest quarter of the Southwest Quarter of Section 4, Township 3 South, Range 13 East,

S 88° 55' E	561.5 Feet
N 49° 29' W	1,242.8 Feet
N 48° 09' W	803.9 Feet
N 85° 19' E	49.0 Feet
N 41° 34' E	1,275.0 Feet
N 73° 34' E	72.0 Feet
S 48° 00' E	801.0 Feet
N 39° 00' E	1,796.1 Feet

to an iron pipe at the POINT OF BEGINNING and the Southwest Corner of said Tract 3; thence North 39 degrees 00 minutes East, a distance of 29.24 feet; then South 15 degrees 08 minutes 30 seconds East, a distance of 39.61 feet; thence North 14 degrees 40 minutes East, a distance of 357.35 feet to an iron pipe; thence South 85 degrees 01 minutes 40 seconds East, a distance of 43.66 feet to an iron pipe; thence South 52 degrees 47 minutes 30 seconds East, a distance of 149.0 feet to an iron pipe; thence North 30 degrees 18 minutes 50 seconds East a distance of 155.67 feet to an iron pipe; thence North 47 degrees 11 minutes 50 seconds East, a distance of 60.0 feet to an iron pipe thence North 0 degrees 15 minutes East, a distance of 363.90 feet to an iron pipe; thence South 37 degrees 25 minutes East, a distance of 823.3 feet; thence South 48 degrees 12 minutes West, a distance of 180.6 feet; thence North 61 degrees 55 minutes West, a distance of 207.6 feet; thence South 50 degrees 30 minutes West, a distance of 137.8 feet; thence South 35 degrees 24 minutes East, a distance of 127.2 feet; thence South 67 degrees 02 minutes West, a distance of 288.0 feet; thence North 55 degrees 06 minutes West, a distance of 355.2 feet to the iron pipe at the POINT OF BEGINNING and the Southwest corner of said Tract 3.

Less and Except:
1.5 acres in Section 4, Township 3 South, Range 13 East, Washington Parish, Louisiana, described as follows:
Commencing at a corner described as being South 88 degrees 55 minutes East 561.5 feet; thence North 49 degrees 29 minutes West 1242.8 feet; thence North 48 degrees 09 minutes West 803.9 feet; thence North 85 degrees 19 minutes East 49.0 feet;

thence North 41 degrees 34 minutes East 1275.0 feet; thence North 73 degrees 34 minutes East 72.0 feet; thence South 48 degrees 00 minutes East 801.9 feet; thence North 39 degrees 00 minutes East 1796.1 feet from the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 4; thence South 55 degrees 06 minutes East 207.9 feet; thence North 17 degrees 22 minutes East 372.8 feet; thence North 30 degrees 19 minutes East 155.7 feet; thence North 47 degrees 12 minutes East 60.0 feet to the POINT OF BEGINNING; thence

North 00 degrees 25 minutes West 364.0 feet; thence South 37 degrees 25 minutes East 585.4 feet; thence North 74 degrees 16 minutes West 372.2 feet to the POINT OF BEGINNING: Together with an easement for ingress and utilities over a strip of land 30.0 feet in width running from the Southwesterly corner of this parcel in a Southerly and Westerly direction to a paved parish road. Per survey by Wilson & Ashley, dated July 7, 1988.

Address is believed to be: 59342 Prescott Circle, Bogalusa, LA 70427

Writ Amount: \$20,890.55

TERMS OF SALE:

WITH APPRAISAL, 100% due at adjudication.

Advertise: The Era Leader

Jason Smith, Sheriff

12/10/2025

01/07/2026

Attorney:

**CHASE ANDERSON
981 CLEVELAND STREET
FRANKLINTON, LA 70438**