

SHERIFF'S SALE

VANDERBILT MORTGAGE AND FINANCE, INC.

VERSUS NO. 121336

LEON SMITH, JR. A/K/A LEON SMITH AND
ANTWINETTE NEVILLE SMITH A/K/A
ANTWINETTE N. SMITH A/K/A ANTWINETTE
SMITH

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. 121336.

VANDERBILT MORTGAGE AND FINANCE, INC.

Versus No. 121336

LEON SMITH, JR. A/K/A LEON SMITH AND
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ANTWINETTE N. SMITH A/K/A ANTWINETTE
SMITH

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, February 25, 2026, at 10:00 AM, the described property, to-wit:

2010 CMH Lakeshore mobile home, bearing serial numbers CS2012129TNA and CS2012129TNB, immobilized onto and including the following property:

A parcel of land, together with all of the buildings and improvements thereon and all of the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto situated in a portion of Parcel 9 and 10-A, located in Section 29, Township 1 South, Range 11 East, Washington Parish, State of Louisiana, and more fully described as follows:

Commencing from the Section Corner common to Sections 19, 20, 29, and 30, in said township and range;
thence South 00 degrees, 15 minutes East 1315.79 feet to a point;
thence North 89 degrees 02 minutes 39 seconds East 1316.36 feet to a 1/2 inch iron pipe found; thence North 89 degrees 51 minutes 17 seconds East 757.42 feet to the Point of Beginning.

Thence North 00 degrees 58 minutes 14 seconds East 577.80 feet to a 1/2 inch iron rod set;
thence North 89 degrees 51 minutes 17 seconds East 188.51 feet to a 1/2 inch iron rod set; thence South 00 degrees 58 minutes 14 seconds West 327.80 feet to a point;
thence North 89 degrees 51 minutes 17 seconds East 88.46 feet a point;
thence South 00 degrees 58 minutes 14 seconds West 250.0 feet to a point;
thence South 89 degrees 51 minutes 17 seconds West 276.97 feet to the Point of Beginning, containing 3.008 Acres.

All according to a survey by John G. Cummings & Associates dated on September 21, 2011, Job Number 11077B.

Address is believed to be: 46347 IRIS LANE, FRANKLINTON, LA 70438

Writ Amount: \$55,209.65

TERMS OF SALE:

WITH APPRAISAL, 10% due at adjudication and balance within 30 days.

Advertise: The Era Leader

Jason Smith, Sheriff

01/21/2026

02/18/2026

Attorney:

**ALLISON BEASLEY
8235 YMCA PLAZA DRIVE SUITE 400
BATON ROUGE, LA 70810**