

**SHERIFF'S SALE**

**PENNYMAC LOAN SERVICES, LLC**  
**VERSUS NO. 121657**  
**ERIN PAIGE MITCHELL**

**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. 121657.

PENNYMAC LOAN SERVICES, LLC  
Versus No. 121657  
ERIN PAIGE MITCHELL

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:

Lot Seventeen (17) of Block Four (4) of the L.A. Pierce Pleasant HIII Addition Revised to the City of Bogalusa, Louisiana, as per map or plat of same on file In the office of the Clerk of Court at Franklinton, Washington Parish, Louisiana; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Address is believed to be: 919 AVE F., BOGALUSA, LA 70426

Writ Amount: \$121,768.35

**TERMS OF SALE:**

**WITHOUT APPRAISAL, 10<sup>0</sup>% due at time of adjudication and balance due within 30 days.**

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02/18/2026

Jason Smith, Sheriff

Attorney:

**CANDACE COURTEAU**  
**P.O. BOX 2867**  
**MONROE, LA 71207**