

SHERIFF'S SALE

CITIZENS BANK & TRUST
COMPANY

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 121659

PARISH OF WASHINGTON

DONALD GAUDET AND
MULTI-RACE HOUSING, LLC

STATE OF LOUISIANA

By virtue of a WRIT OF SEIZURE issued from the Honorable Twenty Second Judicial District Court in and for the Parish of Washington, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will proceed to sell at public auction, for cash, to the last and highest bidder and according to law, sale to take place via an online auction hosted at www.bid4assets.com/wpsosheriffsales, between the legal hours of sale on **Wednesday, March 18, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

COUNT I:

PARCEL 1:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

Three (3) acres of land, more or less, located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 3 South, Range 11 East, described as follows, to-wit:

Commence at the Southwest corner of Southeast Quarter of Southwest Quarter and run North along West line of said Quarter Section to the North Margin of public road, known as Jenkins Road, the POINT OF BEGINNING; thence continue North along West line of said Quarter Section to Southwest corner of Herman Barber lands; thence East along South line of Herman Barber lands, and parallel to North line of said quarter Section, 350 feet to corner; thence South parallel to West line of said Quarter Section to North margin of Jenkins Road; thence in a Westerly direction along North margin of said road to POINT OF BEGINNING.

The above described property described is more particularly described by survey by Land Surveying, Inc., dated December 4, 2009, Job Number 14131, as follows, to-wit:

Commence at the Quarter corner common to Sections 5 and 8, Township 3 South, Range 11 East, Washington Parish, Louisiana and run North 00 degrees 05 minutes East, 584.2 feet; thence South 84 degrees 50 minutes West, 499.20 feet; thence South 79 degrees 50 minutes 20 second West, 144.84 feet; thence South 83 degrees 30 minutes 47 seconds West, 299.76 feet to a point on the North margin of Jenkins Road No. 2, the POINT OF BEGINNING; from the POINT OF BEGINNING, run along the North margin of Jenkins Road No. 2, South 85 degrees 12 minutes 20 seconds West, 152.16 feet; thence North 87 degrees 39 minutes 32 seconds West, 108.35 feet; thence North 78 degrees 26 minutes 42 seconds West, 92.00 feet; thence leaving Jenkins Road No. 2, North 00 degrees 05 minutes 00 seconds East, 443.42 feet; thence South 89 degrees 52 minutes 05 seconds East, 350.03 feet; thence South 00 degrees 05 minutes 00 seconds West, 452.75 feet to the POINT OF BEGINNING. Containing 3.69 acres, as per survey by Land Surveying, Inc. dated December 4, 2009, Job No. 14131 of record in COB 681, Page 48, Washington Parish, Louisiana. LESS AND EXCEPT that portion of fenced in property shown as "Cemetery" on the survey by Land Surveying, Inc. dated December 4, 2009, Job Number 14131, which survey is of record in COB 681, Page 48, Washington Parish, Louisiana.

Assessment No. 0600089810

Property Address: 46157 Jenkins Road 2, Franklinton, LA 70438

PARCEL 2:

THAT CERTAIN PORTION OF GROUND, together with all the buildings, and improvements thereon, located in Washington Parish, Louisiana, more particularly described as follows, to-wit: A certain parcel of land in Section 5, Township 3 South, Range 11 East, the south line of said land being parallel with the north line of said Southeast Quarter of Southwest Quarter and being West of a line described as follows, to-wit:

From the quarter corner common to Sections 5 and 8, Township 3 South, Range 11 East, Washington Parish, Louisiana run North 00 degrees 05 minutes East, 584.2 feet; thence South 84 - degrees 50 minutes West, 499.20 feet; thence South 79 degrees 55 minutes 20 seconds West, 144.84 feet; thence North 00 degrees 05 minutes East 418.33 feet to the POINT OF BEGINNING of the line; thence continue North 00 degrees 05 minutes East, 417.40 feet, more or less, to the North Line of the Southeast Quarter of the Southwest Quarter and the POINT OF ENDING. Containing 6.5 acres of land, more or less.

The above described property is more particularly described by survey by James J. Jones and Associates, Inc., as follows, to-wit:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, located in Section 5, Township 3 South, Range 11 East, Washington Parish, Louisiana, more particularly described as follows, to-wit:

From the Northwest corner of Southeast Quarter of the Southwest Quarter of Section 5, Township 3 South, Range 11 East, and the POINT OF BEGINNING, rim South 89 degrees 55 minutes 48 seconds East a distance of 647.79 feet; thence South 00 degrees 05 minutes 00 seconds West a distance of 420.28 feet; thence North 89 degrees 55 minutes 48 seconds West a distance of 647.79 feet; thence North 00 degrees 05 minutes 00 seconds East a distance of 420.28 feet to the POINT OF BEGINNING; Said parcel contains 6.250 acres, all as per survey by James J. Jones & Associates, Inc., numbered 98-135-3 and dated July 10, 2007, which survey is attached to act of record in COB 701, Page 367, Washington Parish, Louisiana.

Assessment No. 0600004900A

Property; 6.25 acres off Jenkins Road 2, Franklinton, LA 70438

Acquired from Donald A. Gaudet, a single man via instrument dated April 22, 2010 filed at COB 694, Page 140, CIN 2010-004455 on August 24, 2010.

COUNT II:

PARCEL 1:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the SW/4 of SE/4, Section 2, Township 2 South, Range 11 East, which lies on the south side of Franklinton-Pine Highway No. 469, and on the west side of the public road intersecting said highway running south to Bogalusa- Franklinton paved road known as Jenkins Road, containing 2.546 acres, more or less, and more particularly described as beginning on section line at quarter section corner between Sections 2 and 11, said township and range, and run North along said quarter line 195 feet to the south side of the Franklinton-Pine Highway; thence easterly direction along said highway 450 feet to the intersection of the west side of the above mentioned public road known as Jenkins Road; thence southerly direction along the west side of said public road 390 feet to the section line; thence west along section line 540 feet to point of beginning.

LESS AND EXCEPT:

0.46 acres of land in the Southwest Quarter of Section 2, Township 2 South, Range 11 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the Southeast corner of the Southwest Quarter of Section 2 for the point of beginning; thence North 0 degrees 15 minutes East, 140.7 feet to the South margin of the Pine-Franklinton Highway; thence South 63 degrees 22 minutes West, along the south margin of the said highway, 315.7 feet to the South line of Section 2; thence North 89 degrees 50 minutes East, along the South line of Section 2, 282.8 feet to the point of beginning.

LESS AND EXCEPT:

1.0 acres of land in Section 2, Township 2 South, Range 11 East, Washington Parish, Louisiana, described as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 2, Township 2 South, Range 11 East; thence North 00 degrees 15 minutes East, 139.8 feet, to the South margin of the Pine-Franklinton Highway; thence North 63 degrees 10 minutes East, 249.5 feet, along said margin; thence South 00 degrees 07 minutes West, 252.4 feet; thence West 222.2 feet, to the point of beginning, per survey of Wilson & Ashley, dated February 24, 1989.

Property Address: 49332 HWY 436 FRANKLINTON, LA 70438

PARCEL 2:

A PARCEL OF LAND situated in Headright 53, Township 2 South, Range 10 East, Washington Parish, Louisiana, more particularly described as follows, to-wit: A strip of land in the Town of Franklinton, described as follows: Beginning at the Southwest corner to A.C. Poole land (now property of Mr. H. J. Chester) on the North line of the J.K. Johnson property (now property of F.B. Hymel); thence North 3 degrees West, 6 chains to road; thence South 57 1/2 degrees West, 5.20 chains to stob; the POINT OF BEGINNING, said point being the Northeast Corner of the W. M. Davenport property, thence run South 3 degrees East 3.84 chains to J. K. Johnson's (now F.B. Hymel) Northeast Corner; thence South 84 degrees East, 116 feet; thence North 5 degrees West to South side of old river road; thence South 57 1/2 degrees West 116 feet to the POINT OF BEGINNING.

Property Address: 802 & 804 Varnado Street, Franklinton, LA 70438

PARCEL 3:

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, situated in Headright 53, Township 2 South, Range 10 East, St. Helena Meridian, Washington Parish, Louisiana, which said parcel of land contains 0.671 acres and is further described as follows:

Commencing at the Southeast corner of Headright 53; thence Along the South line of said Headlight South 83 degrees 30 minutes West 1192.0 feet; thence North 32 degrees 39 minutes West 901.9 feet; thence North 22 degrees 00 minutes West 575.4 feet to the point of beginning, which is the Southeast corner of property belonging to Terrence H. Truxillo et us. From the point of beginning, go along the Southern boundary of the aforementioned Truxillo property South 70 degrees 31 minutes West 225 feet; thence South 19 degrees 29 minutes East 130.0 feet; thence North 70 degrees 31 minutes East 225 feet to the West Margin of Louisiana Hwy No. 16; thence along the West Margin of said highway North 22 degrees 00 minutes West 130.0 feet to the point of beginning.

Property Address: 21321 Hwy 16, Franklinton, LA 70438.

PARCEL 4:

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

A certain piece or parcel of land in Lot 72, Square 15, Town of Franklinton, as per map or plat of the Town of Franklinton on file in the office of the Clerk of Court of Washington Parish, Louisiana, and particularly described as follows, to-wit: Commence at corner of said Lot 72 at the intersection of the South margin of Pearl Street and West margin of Bickham Street, and run in a Southerly direction along West margin of Bickham Street 60 feet to corner, the POINT OF BEGINNING. From said POINT OF BEGINNING run southerly direction along West margin of Bickham Street 43 feet to corner; thence at right angles to the right in a westerly direction parallel with Pear] Street approximately 116 feet to the West line of Lot 72 to corner; thence at right angles to the right in a northerly direction parallel with Bickham Street 43 feet to corner; thence at right angles to the right parallel with Pearl Street approximately 116 feet to the POINT OF BEGINNING.

Property Address: 1040 Bickham Street, Franklinton, LA 70438

PARCEL 5:

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, situated in and known as LOT NUMBER 2, SQUARE 56 of the TOWN OF FRANKLINTON, Washington Parish, Louisiana, as per map or plat of said town on file in the office of the Clerk of Court, bound on the north by Dewey Street; East by Cleveland Street; South by Sampson Street, and on the West by Lot 1, Square 56.

Property Address: 1138 Cleveland Street, Franklinton, Louisiana 70438.

PARCELS WILL BE SOLD SEPARATELY

Writ Amount: COUNT I \$143,033.14 & COUNT II \$580,869.20

TERMS:

Said sale is WITH benefit of appraisalment to the last and highest bidder, *subject to any security interest, mortgage lien, or privilege thereon superior to that of the seizing creditor.*

Cash upon adjudication, said payment shall be made in full by the purchaser no later than 4:00 PM CT on the first business day immediately following the sale.

Attorney for Plaintiff:

JASON SMITH, SHERIFF

PATRICK K. RESO
111 North Oak Street
Hammond, LA 70401

Advertise: The Era-Leader

02/11/2026

03/11/2026