

SHERIFF'S SALE

CITIZENS SAVINGS BANK

**22ND JUDICIAL DISTRICT
COURT**

VERSUS NO. 121708

PARISH OF WASHINGTON

PETER R. NIETO

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:

FIRST:

A certain tract or parcel of land, together with all of the buildings and improvements thereon, and all rights-of-ways, servitudes, prescriptions and advantages thereunto belonging or in anywise appertaining, being located in Section 14, T-3-S, R-10-E, St. Helena Meridian, Washington Parish, Louisiana, Greensburg Land District, and being more particularly described as follows:

Commencing at the Northwest corner of Section 14, being marked by a found wood stob, thence proceed along the westerly line of Section 14, S 0°38'04" E a distance of 1123.88' to a point being marked by a found ½" I.R., said point being the POINT OF BEGINNING;

Thence proceed N 88°26'26" E a distance of 496.04' to a point being marked by a set ½" I.R.; thence proceed S 0°38'04" E a distance of 595.93' to a point being marked by a set ½" I.R.; thence proceed N 81°31'22" W a distance of 83.76' to a point being marked by a set ½" I.R.; thence proceed N 38°49'43" W a distance of 271.08' to a point being marked by a set ½" I.R.; thence proceed S 88°26'26" W a distance of 245.69' to a point being marked by a set ½" I.R.; thence proceed N 0°38'04" W a distance of 365.58' to a point being the POINT OF BEGINNING.

Said tract containing 5.00 acres.

Basis of bearings derived from RTN GPS observations made at the project site. These observations were made utilizing LEICA Smartnet North America.

Controlling station: Bogalusa LA (LABO)

Bogalusa Louisiana (#2235)

LAT: 30°46'21.88538"N

LON: 89°51'11.30296"W

Convergence = 0°34'53"

Scale Factor = 1.00001967

All is more fully shown on map of survey titled "Map showing survey and division of 45.83 acres of the Murleen Welch property and Tract A-4-A of Hidden Hills Estates into Tracts M-1 through M-7 and Tract A-4-A-1..." by Bradley J. Roberts, P.L.S., dated 3/1/22.

SECOND (Servitude Estate):

The property described above is conveyed together with, and is subject to, and by this Vendor grants and reserves unto Vendee, her heirs, successors, and assigns, for the benefit of the above-described property conveyed herein and all adjoining property a non-exclusive perpetual predial servitude of passage for a roadway, including utilities and drainage, sixty (60) feet in width as shown on that certain survey titled "Map showing survey and division of Tract A of Hidden Hills Estates into Tracts A-1 through A-7..." by Bradley J. Roberts, P.L.S. attached to act of record in COB 902, Page 160, Washington Parish, Louisiana, and as further described below:

Being located in Section 14, Township 3 South, Range 10 East, St. Helena Meridian, Washington Parish, Louisiana, Greensburg Land District, and being more particularly described as follows:

Commencing at the Northeast corner of tract A of the Robert Walters property, being marked by a found ½" iron rod in Attley Walters Road, thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degrees 26 minutes 27 seconds East a distance of 227.14 feet to a point being marked by a found ½" iron rod; thence proceed along the Westerly right of way of LA Hwy. 25, South 13 degrees 22 minutes 02 seconds East a distance of 305.13 feet to a point marked by a found 5/8" iron rod; thence proceed along the westerly right of way of LA Hwy. 25, South 13 degrees 22 minutes 02 seconds East a distance of 16.49 feet to a point being marked by found remnants of a 4" x 4" concrete monument; thence proceed along the westerly right of way of LA Hwy. 25, following a curve to the right having a radius of 3782.64 feet, an arc length of 488.29 feet, a chord bearing of South 09 degrees 39 minutes 02 seconds East, and a chord distance of 487.95 feet to a point being marked by a found ½" iron rod; thence proceed along the westerly right of way of LA Hwy. 25, following a curve to the right having a radius of 3782.64 feet, an arc length of 47.87 feet, a chord bearing of South 05 degrees 34 minutes 45 seconds East, and a chord distance of 47.87 feet to a point; said point being the POINT OF BEGINNING; from the POINT OF BEGINNING thence proceed South 86 degrees 15 minutes 35 seconds West a distance of 708.69 feet to a point; thence proceed North 83 degrees 57 minutes 33 seconds West a distance of 600.02 feet to a point; thence proceed South 20 degrees 45 minutes 51 seconds West a distance of 31.020 feet to a point; thence proceed South 01 degrees 22 minutes 34 seconds East a distance of 30.25 feet to a point; thence proceed South 83 degrees 57 minutes 33 seconds East a distance of 609.13 feet to a point; thence proceed North 86 degrees 15 minutes 35 seconds East a

distance of 714.90 feet to a point; thence proceed along the Westerly right of way of LA Hwy. 25, following a curve to the left having a radius of 3782.64 feet, an arc length of 30.00 feet, a chord bearing of North 04 degrees 32 minutes 06 seconds West, and a chord distance of 30.00 feet to a point being the POINT OF BEGINNING.

THIRD (Servitude Estate):

The property described above is conveyed together with, and is subject to, and by this Vendor grants and reserves unto Vendee, her heirs, successors, and assigns, for the benefit of the above-described property conveyed herein and all adjoining property a non-exclusive perpetual predial servitude of passage for a roadway, including utilities and drainage, sixty (60) feet in width as shown on that certain survey titled "Map showing survey and division of 45.83 acres of the Murleen Welch Property and Tract A-4-A of Hidden Hills Estates into Tracts M1 through M-7 and Tract A-4-A-1" by Bradley J. Roberts, P.L.S. attached hereto and made part hereof, and as further described below:

A certain tract or parcel of land, together with all of the buildings and improvements thereon, and all rights-of-ways, servitudes, prescriptions, and advantages thereunto belonging or in anywise appertaining, being located in Section 14, Township 3 South, Range 10 East, St. Helena Meridian, Washington Parish, Louisiana, Greensburg Land District, and being more particularly described as follows:

Commencing at the Northwest corner of Section 14, being marked by a found wood stob, thence proceed along the Westerly line of Section 14, South 0 degrees 38 minutes 04 seconds East a distance of 1459.37 feet to a point; said point being the POINT OF BEGINNING; thence proceed North 88 degrees 26 minutes 26 seconds East a distance of 260.07 feet to a point; thence proceed South 38 degrees 49 minutes 43 seconds East a distance of 274.23 feet to a point; thence proceed South 81 degrees 31 minutes 22 seconds East a distance of 246.49 feet to a point; thence proceed North 82 degrees 22 minutes 27 seconds East a distance of 136.80 feet to a point; thence proceed North 42 degrees 43 minutes 32 seconds East a distance of 282.88 feet to a point; thence proceed South 87 degrees 24 minutes 22 seconds East a distance of 441.87 feet to a point; thence proceed South 83 degrees 54 minutes 28 seconds East a distance of 467.50 feet to a point; thence proceed South 24 degrees 29 minutes 36 seconds West a distance of 63.33 feet to a point; thence proceed North 83 degrees 56 minutes 33 seconds West a distance of 451.60 feet to a point; thence proceed North 87 degrees 24 minutes 22 seconds West a distance of 406.21 feet to a point; thence proceed South 42 degrees 43 minutes 32 seconds West a distance of 276.61 feet to a point; thence proceed South 82 degrees 22 minutes 27 seconds West a distance of 166.92 feet to a point; thence proceed North 81 degrees 31 minutes 22 seconds West a distance of 278.43 feet to a point; thence proceed North 38 degrees 49 minutes 43 seconds West a distance of 267.94 feet to a point; thence proceed South 88 degrees 26 minutes 26 seconds West a distance of 231.30 feet to a point; thence proceed North 0 degrees 38 minutes 04 seconds West a distance of 60.00 feet to a point

being the POINT OF BEGINNING. Said servitude containing 2.89 acres. All is more fully shown on map of survey titled "Map showing survey and division of 45.83 acres of the Murleen Welch property and Tract A-4-A of Hidden Hills Estates into Tracts M1 through M-7 and Tract A-4-A-1..." by Bradley J. Roberts, P.L.S., dated March 1, 2022.

Vendor and vendee agree that the responsibility for the maintenance of the above described servitudes will be by all property owners who adjoin the servitude of way and passage or who have been granted use of the servitude.

LESS AND EXCEPT:

That certain tract or parcel of land in Section 14, T-3-S, R-10-E, St. Helena Meridian, Washington Parish, Louisiana, being more particularly described as follows:

Commencing at the NW corner of Section 14, thence proceed along the westerly line of Section 14, S 0 deg. 38' 04" E a distance of 1123.88'; thence proceed N 88 deg. 26' 26" E a distance of 496.04' to a point; thence proceed S 0 deg. 38' 04" E 215.55' to a point, the point of beginning. From the point of beginning, proceed S 89 deg. 21' 56" W 80' to a point; thence proceed S 8 deg. 16' 24" E 379.00' to a point; thence proceed S 81 deg. 31' 22" E 30' to a point; thence proceed N 0 deg. 38' 04" W back to the Point of Beginning.

Said parcel contains 0.47 acres as per survey by Bradley J. Roberts P.L.S. dated June 1, 2023.

The FIRST parcel with the LESS AND EXCEPTED parcel described above has been recently surveyed and is more particularly described as follows:

One certain tract of ground, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Washington, State of Louisiana, designated as TRACT M-1-A on that certain plat by Bradley J. Roberts, Professional Land Surveyor, titled "Map Showing Lot Line Adjustment Between Tracts M-1 and M-2 of the Murleen Welch Property into Tracts M-1-A and M-2-A, located in Section 14, T-3-S, R-10-E, St. Helena Meridian, Greensburg Land District, Washington Parish, Louisiana for James Michael Carroll", a copy of which was attached to the act of Cash Sale recorded at COB 946, Page 298 of the official records of Washington Parish, Louisiana.

Address is believed to be: No physical address available

Writ Amount: \$74,120.26

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:

CHASE ANDERSON
981 Cleveland Street
Franklinton, LA 70438

JASON SMITH, SHERIFF

Advertise: The Era-Leader

02/11/2026

03/11/2026