

SHERIFF'S SALE

MAGEE FINANCIAL L.L.C. OF
BOGALUSA

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 121764

PARISH OF WASHINGTON

THE UNOPENED SUCCESSION
OF JOHN BRUCE MCNEESE

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:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated as Four (4) acres of land in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), Section 9, Township 1 South, Range 12 East, Washington Parish, Louisiana being more fully described as follows, to-wit:

Begin where east margin of Parish roadway crosses North line of the Southeast Quarter of Southwest Quarter and run East along North quarter section line 377.96 feet to corner; thence run South 461 feet to corner; thence run West 377.96 feet to east margin of Parish roadway 461 feet to the Point of Beginning.

Improvements thereon bear municipal number 31208 Cleve Kennedy Road, Franklinton, LA 70438.

Being the same property acquired by John Bruce McNeese pursuant to Cash Deed dated March 21, 1991, filed May 27, 1991, in COB 412, folio 92 and further acquired pursuant to Quit Claim from Christine Adams McNeese dated January 28, 2010, recorded in COB 684, folio 595 of the official records of the Parish of Washington, State of Louisiana.

Assessment No. 0700076775

ALSO INCLUDED is one (1) 1995 Fleetwood 16 x 60, bearing ID #TXFLS12A22339FD21, immobilized by Act of Immobilization dated October 12, 2010, recorded October 19, 2010, in COB 697, folio 91, as File Number 2010-005474, of the official records of the Parish of Washington State of Louisiana.

Address is believed to be: 31208 Cleve Kennedy Road, Franklinton, LA 70438

Writ Amount: \$23,824.72

TERMS:

Said sale is WITHOUT 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

MEGAN A. PURVIS
832 East Boston Street, Unit 2
Covington, LA 70433

Advertise: The Era-Leader

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