

SHERIFF'S SALE

LAKEVIEW LOAN SERVICING, LLC

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 121322

PARISH OF WASHINGTON

TRISTA D. NELSON

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, April 22, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

LOT 4: 0.344 acres of land in Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the quarter section corner between Section 22 and 47 and run North 00 degrees 15 minutes West, 7.9 feet; thence South 89 degrees 08 minutes West, 1836.3 feet; thence South 03 degrees 31 minutes East, 30.0 feet to an iron pipe; thence South 89 degrees 08 minutes West, 183.7 feet to an iron pipe and the POINT OF BEGINNING; thence continue South 89 degrees 08 minutes West, 100.0 feet to an iron pipe; thence South 00 degrees 52 minutes East, 150.0 feet to an iron pipe; thence North 89 degrees 08 minutes East, 100.0 feet to an iron pipe; thence North 00 degrees 52 minutes West, 150.0 feet to the POINT OF BEGINNING.

LOT 5: 0.344 acres of land in Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the quarter section corner between Section 22 and 47 and run North 00 degrees 15 minutes West, 7.9 feet; thence South 89 degrees 08 minutes West, 1836.3 feet; thence South 03 degrees 31 minutes East, 30.0 feet to an iron pipe; thence South 89 degrees 08 minutes West, 83.7 feet to an iron pipe and the POINT OF BEGINNING; thence continue South 89 degrees 08 minutes West, 100.0 feet to an iron pipe; thence South 00 degrees 52 minutes East, 150.0 feet to an iron pipe; thence North 89 degrees 08 minutes East, 100.0 feet to an iron pipe; thence North 00 degrees 52 minutes West, 150.0 feet to the POINT OF BEGINNING.

LOT 6: 0.300 acres of land in Section 47, Township 3 South, Range 13 East, Greensburg District, Washington Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the quarter section corner between Section 22 and 47 and run North 00 degrees 15 minutes West, 7.9 feet; thence South 89 degrees 08 minutes West, 1836.3 feet; thence South 03 degrees 31 minutes East, 30.0 feet to an iron pipe and the POINT OF BEGINNING; thence continue South 89 degrees 08 minutes West, 83.7 feet to an iron pipe; thence South 00 degrees 52 minutes East, 150.0 feet to an iron pipe; thence North 89 degrees 08 minutes East, 90.6 feet to an iron pipe; thence North 03 degrees 31 minutes West, 150.1 feet to the POINT OF BEGINNING. Together with all the buildings and improvements thereon and all of rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or anywise appertaining.

Address is believed to be: 59378 Adams Road, Bogalusa, LA 70427

Writ Amount: \$99,691.87

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

KATE SOTOLONGO
935 Gravier Street, Suite 1400
New Orleans, LA 70112

Advertise: The Era-Leader

03/18/2026

04/15/2026