

SHERIFF'S SALE

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE FOR
CHATEAU SERIES VI TRUST
VERSUS NO. 121713

22ND JUDICIAL DISTRICT COURT

PARISH OF WASHINGTON

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

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, located in Washington Parish, Louisiana, more particularly described as follows, to-wit:

FIRST: Lot 5 and North 15 feet of Lot 6 and the South 25 feet of Lot 4, Square 404 of the Pierce Addition to the Town of Franklinton, as per Hoskins map of said Town on file in the office of the Clerk of Court, Washington Parish, Louisiana.

ALSO: That part of a former railroad in Headright 53, Township 2 South, Range 10 East, Washington Parish, Town of Franklinton, Louisiana, described as follows: Commencing at the Southwest corner of Square 236 of the plat of East Acres; thence along the North margin of Carter Street South 61 degrees 08 minutes West, 201.8 feet; thence North 22 degrees 30 minutes West, 959.0 feet to the POINT OF BEGINNING; thence North 22 degrees 30 minutes West, 93.9 feet; thence North 84 degrees 08 minutes East, 104.4 feet; thence South 22 degrees 30 minutes East, 93.9 feet; thence South 84 degrees 08 minutes West, 104.4 feet to the POINT OF BEGINNING.

Per survey by Wilson & Ashley, dated April 18, 1986.

The above-described property is further described by survey as follows, to-wit:

A parcel or lot of land situated in Block 404 and Headright 53, Township 2 South, Range 10 East, Town of Franklinton, Washington Parish, Louisiana, described as follows, to-wit: Commence at the Southwest corner of Square 236 of East Acres and proceed along the North margin of Carter Street, South 61 degrees, 08 minutes West, 201.8 feet; thence along the West line of former GM & O Railroad, North 22 degrees 30 minutes West, 959.0 feet to a point which is situated 15 feet South of the North line of Lot 6 extended and the POINT OF BEGINNING. Thence from said point of beginning proceed South 84 degrees 08 minutes West, 127.38 feet to the East margin of Lee Street; thence proceed Northerly along the East margin of Lee Street a distance of 90 feet; thence proceed North 84 degrees 08 minutes East, 204.54 feet; thence proceed South 22 degrees 30 minutes East, 93.9 feet to a three quarter inch iron pipe; thence proceed South 84 degrees 08 minutes West, 104.4 feet to the POINT OF BEGINNING, being a 1-1/2 inch iron pipe. In accordance with survey of Billy C.

Daniels dated January 25, 1994.

Address is believed to be: 1425 Lee Street, Franklinton, LA 70438

Writ Amount: \$89,928.03

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

CRIS JACKSON

935 Gravier Street, Suite 1400

New Orleans, LA 70112

Advertise: The Era-Leader

03/18/2026

04/15/2026