SHERIFF'S SALE

FREEDOM MORTGAGE CORPORATION **22ND JUDICIAL DISTRICT COURT**

VERSUS NO. 121716 **PARISH OF WASHINGTON**

CLEMENT J. GUERRA A/K/A CLEMENT GUERRA **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 SECTION 10, TOWNSHIP 2 SOUTH, RANGE 11 EAST, WASHINGTON PARISH, LOUISIANA, more particularly described as follows, to-wit:

From the northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 11 East, run South 89 degrees 51 minutes 57 seconds West a distance 731.59 feet; thence South 03 degrees 12 minutes 23 seconds East a distance of 209.02 feet; thence South 03 degrees 23 minutes 28 seconds West a distance of 468.35 feet; thence South 06 degrees 14 minutes 46 seconds East a distance of 210.23 feet; thence South 08 degrees 37 minutes 25 seconds East a distance of 700.68 feet to the point of Beginning, from the point of beginning continue South 08 degrees 37 minutes 25 seconds East a distance of 410.82 feet; thence North 89 degrees 55 min 43 seconds West a distance of 354.29 feet thence North 00 degrees 04 minutes 17 seconds East a distance of 406.10 feet; thence South 89 degrees 55 minutes 43 seconds East a distance of 292.19 feet to the point of Beginning. Said parcel contains 3.013 acres, all as per survey by James J. Jones & Associates, Inc., numbered 99-091-11 and dated September 16, 2002.

Together and subject to a non-exclusive servitude of way for a roadway across the following described property, to-wit: A certain parcel of ground situated in Section 10, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being more fully described as follows: From the northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 11 East, run South 89 degrees 51 minutes 57 seconds West a distance of 701.54 feet to the point of beginning.

From the point of beginning, run South 03 degrees 12 minutes 23 seconds, East a distance of 209.14 feet; thence South 03 degrees 23 minutes 28 seconds West a distance of 467.55 feet; thence South 06 degrees 14 minutes 46 seconds East a distance of 207.08 feet; thence south 08 degrees 37 minutes 25 seconds East a distance of 1,421.37 feet; thence South 17 degrees 55 minutes 15 seconds East a distance of 174.23 feet to a point on a curve; thence along a curve to the right having a radius of 50.00 feet a delta of 286 degrees 15 minutes 37 seconds, an arc length 249.81 feet and a chord which bears South 72 degrees 04 minutes 45 seconds West having a chord distance of 60 feet to a point on a line; thence North 17 degrees 55 minutes 15 seconds West a distance of 179.10 feet; thence north 08 degrees 37 minutes 25 seconds West a distance of 1,427.50 feet ; thence North 06 degrees 14 minutes 46 seconds West a distance of 213.39 feet ; thence North 03 degree 23 minutes 28 seconds East a distance of 469.15 feet; thence North 03 degrees 12 minutes 23 seconds West a distance of 77.73 feet to a point of curve; thence along a curve to the left having a radius of 75.00 feet a delta of 86 degrees 55 minutes 39 seconds, an arc length 113.79 feet and a chord which bears North 46 degrees 40 minutes 13 seconds West having a chord distance of 103.18 feet to a point of

tangency; thence South 89 degrees 51 minutes 57 seconds West a distance of 557.63 feet; thence North 00 degrees 06 minutes 10 seconds West a distance of 1,267.04 feet; thence north 60 degrees 14 minutes 05 seconds East a distance of 69.05 feet; thence South 00 degrees 06 minutes 10 seconds East a distance of 1,250.18 feet; thence North 89 degrees 51 minutes 57 seconds East a distance of 625.55 feet to the Point of Beginning, said servitude of way being more fully shown on survey plat by James J. Jones & Associates, number 99-091-1-A and dated September 17, 2001, subject to restrictions, rights of-way and outstanding mineral rights of record affecting the property ("Property").

Address is believed to be: 24659 Twin Oaks Road, Franklinton, LA 70438

Writ Amount: $27,944.29

TERMS:

Said sale is WITHOUT benefit of appraisement 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**

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