

SHERIFF'S SALE

21ST MORTGAGE CORPORATION

22ND JUDICIAL DISTRICT
COURT

VERSUS NO. 119954

PARISH OF WASHINGTON

MICHAEL RAY FORTENBERRY A/K/A
MICHAEL R. FORTENBERRY A/K/A
MICHAEL FORTENBERRY AND
JENNIFER WARREN

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, May 20, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

2015 Sunshine mobile home, bearing Serial Numbers ALS19523A and ALS19523B

AND

The following described property, including all improvements thereon and appurtenances thereunto belonging, situated in the Parish of Washington, State of Louisiana, to-wit:

A certain parcel of land situated in Section 16, Township 1 South, Range 11 East, Greensburg Land District, Washington Parish, Louisiana and more fully described as follows:

Commence at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 16, Township 1 South, Range 11 East and measure South 01 degrees 13 minutes 36 seconds East a distance of 170.96 feet to the Point of Beginning.

From the Point of Beginning, measure South 81 degrees 03 minutes 19 seconds East a distance of 149.64 feet to a 1/2 inch iron rod set; thence North 56 degrees 21 minutes 47 seconds East a distance of 125.56 feet to a 1/2 inch iron rod set; thence South 01 degrees 13 minutes 36 seconds West a distance of 221.67 feet to a 1/2 inch iron rod set; thence South 89 degrees 55 minutes 29 seconds West a distance of 251.37 feet to a 1/2 inch iron rod set; thence North 01 degrees 13 minutes 36 seconds East a distance of 175.70 feet to the Point of Beginning and containing 1.000 acre(s) of land, more or less, all as per survey by Kelly J. McHugh & Associates, dated 06-16-2020, dwg. No. D20-1024-1.

*Movable and immovable property shall be sold **in globo**.*

Address is believed to be: 30162 LEE ROAD, FRANKLINTON, LA 70438
and 30158 LEE ROAD, FRANKLINTON, LA 70438

Writ Amount: \$80,854.32

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:

JASON SMITH, SHERIFF

ALLISON BEASLEY
8235 YMCA PLAZA DRIVE SUITE 400
BATON ROUGE, LA 70810

Advertise: The Era-Leader

04/15/2026

05/13/2026