

## SHERIFF'S SALE

NATIONSTAR MORTGAGE LLC

22ND JUDICIAL DISTRICT  
COURT

VERSUS NO. 121003

PARISH OF WASHINGTON  
STATE OF LOUISIANA

BIRVON ROBERTS, JR. AND TANIKA  
ROBERTS

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](http://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:

Parcel one:

0.49 acres of land in Section 43, Township 3 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the northwest corner of Section 43, Township 3 South, Range 13 East and run east, along the north line of headright 43, 1196.4 feet to the west Parcel one:

0.49 acres of land in Section 43, Township 3 South, Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the northwest corner of Section 43, Township 3 South, Range 13 East and run east, along the north line of headright 43, 1196.4 feet to the west margin of New Louisiana State Highway No. 21; thence south 04 degrees 53 minutes west, 925.2 feet to an old corner on the east margin of New Louisiana State Highway No. 21; thence south 25 degrees 40 minutes west, along the east margin of Highway No. 21, 167.9 feet; thence leave the highway and run easterly along the north margin of a road the following courses and distances south 66 degrees 06 minutes east 197.6 feet; south 74 degrees 53 minutes east 95.5 feet; south 86 degrees 41 minutes east 36.3 feet; north 65 degrees 56 minutes east 19.3 feet to the point of beginning; thence continue north 65 degrees 56 minutes east, along the north margin of the road, 100.0 feet; thence leave the road and run north 00 degrees 15 minutes west, 209.8 feet; thence west, 91.3 feet; thence south 00 degrees 15 minutes east, 254.5 feet to the point of beginning.

A permanent easement and right-of-way, the following described road, is to run in perpetuity with the lot of land:

A certain parcel of land in Section 43, Township 3 South-Range 13 East, St. Helena Meridian, Washington Parish, Louisiana, more particularly described as follows, to-wit: Commence at the northwest corner of Section 43, Township 3 South, Range 13 East and run east, along the north line of Section 43, 1196.4 feet to the west margin of the New Louisiana State Highway No. 21; thence south 04 degrees 53 minutes west, 925.2 feet to the east margin of the New Louisiana State Highway No. 21; thence south 25 degrees 40 minutes west, along the east margin of Highway No. 21, 167.9 feet to the point of beginning; thence leave the highway and run easterly, along the north margin of a road, the following courses and distance: South 66 degrees 06 minutes east, 197.6 feet; south 74 degrees 53 minutes east 95.5 feet; south 86 degrees 41 minutes east 36.3 feet; north 65 degrees 56 minutes east 119.3 feet; thence south 00 degrees 15 minutes east, 54.6 feet to the south margin of the road; thence westerly, along the south margin of the road the following courses and distances; south 65 degrees 56 minutes west 109.5 feet; north 86 degrees 41 minutes west 53.7 feet; north 74 degrees 53 minutes west 104.5 feet; north 66 degrees 06 minutes west 202.4 feet to the east margin of the New Louisiana State Highway No. 21;

thence north 25 degrees 40 minutes east, along the east margin of Highway No. 21, 50.0 feet to the point of beginning.

All as per survey of R. R. Porter, Registered Civil Engineer and Land Surveyor, dated March 15, 1972.

Less and except from parcel one described above:

Commencing at the northwest corner of said Section 43, run due east a distance of 1,461.24 feet; thence due south a distance of 927.3 feet to an iron pipe; thence due west a distance of 91.3 feet to a stainless steel pipe; thence south 0 degrees 15 minutes east a distance of 254.5 feet to an iron pipe and the point of beginning; thence north 0 degrees 15 minutes west a distance of 45.44 feet to the most southerly point of parcel two below; thence south 25 degrees 54 minutes east a distance of 41.50 feet to a stainless steel pipe; thence south 65 degrees 56 minutes west a distance of 18.62 feet to the iron pipe at the point of beginning, all containing 0.00886 acre.

Parcel two:

Commencing at the northwest corner of said Section 43, run due east a distance of 1,461.24 feet; thence due south a distance of 927.3 feet to an iron pipe; thence due west a distance of 91.3 feet to a stainless steel pipe and the point of beginning. Thence south 0 degrees 15 minutes east a distance of 209.06 feet to a point; thence north 25 degrees 54 minutes west a distance of 54.76 feet to a stainless steel pipe; thence north 7 degrees 13 minutes east a distance of 161.83 feet to the point of beginning all containing 0.055080 acre.

Parcel three:

One (1.0) acres of land in the westernmost section of lot number thirteen (13) of the private partition of the heirs of Benjamin Bruns in Section 43, Township 3 South, Range 13 East, and more fully described as follows, to-wit:

Commence at the northwest corner of Section 43, Township 3 South, Range 13 East, Greensburg District, LA, and run due east 22.14 chains; thence due south 13.91 chains to an iron stob and point of beginning; thence due east 194.69 feet; thence due south 223.74 feet; thence due west 194.69 feet to iron stob; thence due north 223.74 feet to iron stob and point of beginning.

Address is believed to be: 62125 Laudze Road, Bogalusa, LA 70427

Writ Amount: \$216,051.19

**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**

DENNIS WIGGINS JR.  
P.O. BOX 87379  
BATON ROUGE, LA 70879

**Advertise: The Era-Leader**

**04/15/2026**

**05/13/2026**