

SHERIFF'S SALE

VANDERBILT MORTGAGE AND
FINANCE, INC.

VERSUS NO. 121866

22ND JUDICIAL DISTRICT
COURT

PARISH OF WASHINGTON

STATE OF LOUISIANA

BRANDI REBECCA COTTON A/K/A
BRANDI R. COTTON A/K/A BRANDI
COTTON AND KAYLA HOPE COTTON
A/K/A KAYLA H. COTTON A/K/A KAYLA
COTTON

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
2023 Southern Energy (SOEN) Mobile Home bearing serial number RUS083970AL

AND

A certain lot of ground, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of Washington, State of Louisiana, designated as Lot 19 on that certain plat by James J. Jones showing a "Boundary Survey of Partition of 40.99 Acres in Section 33, T-1-S, R-12-E, Greensburg Land District, Washington Parish, Louisiana" dated 9/17/2021, filed at Book 911 page 318 of the official records of Washington Parish, Louisiana, and a copy of which is attached hereto and made a part hereof. Said Lot 19 contains 1.74 acres as shown on said survey.

Along with rights to that certain 60 foot Right of Way running from Zack Magee Road to the aforesaid Lot 19, said Right of Way being a predial servitude running with the land may be used for purposes of ingress and egress from the said Lots as well as running utilities

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

Address is believed to be: 27458 Zack Magee Road, Franklinton, LA 70438

Writ Amount: \$148,141.18

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:

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

JASON SMITH, SHERIFF

Advertise: The Era-Leader

04/15/2026

05/13/2026