

SHERIFF'S SALE

CITIZENS SAVINGS BANK

VERSUS NO. 122161

JAMES RICHARD PUGH, III
and MELANIE DAWN PUGH

22ND JUDICIAL DISTRICT COURT

PARISH OF WASHINGTON

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

All that certain parcel of ground, together with all the buildings and improvements thereon, situated in the Parish of Washington, State of Louisiana, described as follows:

Commencing at the Northeast corner of Headright 53 in Township 2 South, Range 10 East, proceed thence South 00 degrees 30 minutes East a distance of 43.86 chains, thence South 73 degrees 00 minutes West a distance of 35.03 chains, thence proceed North 16 degrees 45 minutes West a distance of 3.58 chains, thence South 89 degrees 15 minutes West 27.14 chains, thence South 73 degrees 00 minutes West a distance of 2.53 chains to an established corner, thence South 73 degrees 00 minutes 203.0 feet, thence Northerly 20.0 feet across a road, thence Northerly 32.3 feet to a point on the north side of Manning Road, thence South 73 degrees 00 minutes West 600 feet along Manning Road to the Point of Beginning.

From the Point of Beginning, proceed North 17 degrees 00 minutes West (approximately 367.05 feet) to the north property line separating the property owned by a former vendor and W.M. Davenport, now or formerly, thence proceed South 82 degrees 30 minutes West (approximately 202.74 feet) to the Northeast corner of the property purchased by Alayne Stevens Winfrey by Act of Cash Sale dated April 11, 1985, thence proceed South 17 degrees 00 minutes East (approximately 400.56 feet) to the intersection with the public road, thence North 73 degrees 00 minutes East a distance of 200 feet to the Point of Beginning. Containing 1.72 acres, more or less.

The improvements thereon bear the Municipal No. 305 Manning Drive, Franklinton LA 70438.

Writ Amount: \$100,824.13

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:

CHASE ANDERSON
981 CLEVELAND STREET
FRANKLINTON, LA 70438

JASON SMITH, SHERIFF

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