

SHERIFF'S SALE

WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER TO
WELLS FARGO BANK MINNESOTA,
N.A. SOLELY IN ITS CAPACITY AS
TRUSTEE FOR PFCA HOME EQUITY
INVESTMENT TRUST 2001-PB1

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 122163

PARISH OF WASHINGTON

JERRY DANIEL SANDERS A/K/A JERRY D.
SANDERS A/K/A JERRY SANDERS

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:

A certain parcel of land situated in Sections 44 and 24, Township 3 South, Range 9 East, Washington Parish, Louisiana, and more fully described as follows: Commence at the section corner common to Sections 44 and 24, Township 3 South, Range 9 East, and Sections 44 and 19, Township 3 South, Range 10 East, a run North 58 degrees 15 minutes 00 seconds West a distance of 750.5 feet; thence North 31 degrees 30 minutes 00 seconds East a distance of 429.00 feet; thence North 58 degrees 15 minutes 00 seconds West a distance of 433.60 feet to the POINT OF BEGINNING. From the Point of Beginning run South 37 degrees 29 minutes 19 seconds West a distance of 610.29 feet; thence North 79 degrees 51 minutes 10 seconds West a distance of 604.80 feet; thence North 11 degrees 56 minutes 32 seconds East a distance of 882.09 feet; thence South 58 degrees 15 minutes 00 seconds East a distance of 922.25 feet to the POINT OF BEGINNING, containing 12.549 acres.

Together with all of that parcel also described as commencing at the POINT OF BEGINNING described in the above and foregoing 12.549 acre tract and from said point proceed North 58 degrees 15 minutes 00 seconds West, 99.04 feet and being herein described as POINT "A", thence return to the Point of Beginning and run North 37 degrees 29 minutes 19 seconds East to centerline of gravel road; thence run North 58 degrees 15 minutes 00 seconds West, 99.4 feet; thence from said point thence proceed southerly to POINT "A" hereinabove established.

Address is believed to be: 17453 SANDERS ROAD, FRANKLINTON, LA 70438

Writ Amount: \$61,856.84

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

COREY GIROIR
P.O. BOX 87379
BATON ROUGE, LA 70879

Advertise: The Era-Leader

06/17/2026

07/15/2026

