

SHERIFF'S SALE

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

VERSUS NO. 122093

**ESTATE OF WILLIAM MCWHIRTER, JR. and
EVA MCWHIRTER CLAUNCH**

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, August 19, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being described as follows, to-wit:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 11 East, being the POINT OF BEGINNING and from said point proceed North 89 degrees 00 minutes 00 seconds West, a distance of 417.75 feet (Title-West 418 feet); thence South 00 degrees 40 minutes 09 seconds East, a distance of 312.08 feet (Title-South 312 feet); thence South 89 degrees 00 minutes 00 seconds East, parallel with the north line a distance of 418 feet; thence North 00 degrees 40 minutes 50 seconds West a distance of 312 feet back to the POINT OF BEGINNING.

Together with a SERVITUDE OF PASSAGE and Right of Ingress and Egress being twenty (20) feet in width described as beginning at the Point of Beginning of the property herein conveyed and measure West along the North line of the property herein conveyed to a point thence North 00 degrees 31 minutes 41 seconds West, a distance of 583.86 feet to a point in a gravel road; thence North 80 degrees 25 minutes 00 seconds East, a distance of 20.24 feet to a point; thence South 00 degrees 31 minutes 41 seconds East, a distance of 587.58 feet back to the point of beginning of the land herein conveyed.

SECOND:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 11 East, Washington Parish, Louisiana, and being described as follows, to-wit:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 33, Township 2 South, Range 11 East, and proceed South along said east line a distance of 312 feet to the POINT OF BEGINNING; thence measure North 89 degrees 00 minutes 00 seconds West, a distance of 418 feet; thence South 00 degrees 40 minutes 50 seconds East, a distance of 312 feet to the POINT OF BEGINNING; thence measure North 89 degrees 00 minutes 00 seconds West, a distance of 418 feet; thence South 00 degrees 40 minutes 50 seconds East, a distance of 312 feet; thence South 89 degrees 00 minutes 00 seconds East a distance of 418 feet to the east line of the Northwest Quarter of the Northwest Quarter; thence run North 00 degrees 40 minutes 50 seconds West, a distance of 312 feet to the POINT OF BEGINNING

And, including that certain manufactured home as immobilized and described on the Rider to the Act of Mortgage recorded at File Number: 2017-005582, Book: 1111 Page: 94 as follows:

62' X 27' Clayton Homes Model; Serial Number: CS2015515TKAB AB 37SVL28623AH13 having HUD labels TEN777556/TEN777557

Address is believed to be: 22065 RICHARD MAGEE ROAD, FRANKLINTON, LA 70438

Writ Amount: \$103,203.80

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

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Advertise: The Era-Leader

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