

SHERIFF'S SALE

**FREEDOM MORTGAGE CORPORATION
VERSUS NO. 121852
TAMMY L. YOUNG A/K/A TAMMY YOUNG**

**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, September 23, 2026, beginning at 10:00 A.M., the following described property, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE PARISH OF WASHINGTON, STATE OF LOUISIANA, AND IS DESCRIBED AS FOLLOWS: Land situated in the Parish of Washington in the State of LA THAT CERTAIN PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, ADVANTAGES AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, LOCATED IN HEADRIGHT 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, WASHINGTON PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE SECTION CORNER COMMON TO SECTIONS 14, 37 AND 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, RUN NORTH 88 DEGREES 00 MINUTES EAST A DISTANCE OF 204.2 FEET; THENCE SOUTH 24 DEGREES 56 MINUTES 48 SECONDS WEST A DISTANCE OF 2106.61 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN 362.40 FEET ALONG A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1230.00 FEET AND A CHORD WHICH BEARS SOUTH 15 DEGREES 31 MINUTES 20 SECONDS EAST; THENCE SOUTH 76 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 519.24 FEET; THENCE NORTH 19 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 471.27 FEET; THENCE NORTH 87 DEGREES 44 MINUTES 32 SECONDS EAST A DISTANCE OF 565.36 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.00 ACRES, ALL AS PER SURVEY BY JAMES J. JONES & ASSOCIATES, INC., NUMBERED 98-118 AND DATED AUGUST 11, 1998, REVISED SEPTEMBER 29, 1998, WHICH SURVEY IS ATTACHED OF RECORD AT COB 799, PAGE 251, WASHINGTON PARISH, LOUISIANA. LESS AND EXCEPT: THAT CERTAIN PORTION OF GROUND LOCATED IN HEADRIGHT 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, WASHINGTON PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE SECTION CORNER COMMON TO SECTIONS 14, 37 AND 38, TOWNSHIP 1 SOUTH, RANGE 12 EAST, RUN NORTH 88 DEGREES 00 MINUTES EAST A DISTANCE OF 204.2 FEET; THENCE SOUTH 24 DEGREES 56 MINUTES 48 SECONDS WEST A DISTANCE OF 2106.61 FEET, THENCE SOUTH 87 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 565.36 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE SOUTH 19 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 189.80 FEET TO A 1/2 INCH IRON ROD SET AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, RUN SOUTH 69 DEGREES 08 MINUTES 49 SECONDS EAST A DISTANCE OF 246.50 FEET TO A 1/2 INCH IRON ROD SET; THENCE SOUTH 38 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 156.58 FEET TO A 1/2 INCH IRON ROD SET; THENCE SOUTH 76 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 240.87 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE NORTH 19 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 281.48 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 1.00 ACRES, ALL AS PER SURVEY BY JAMES J. JONES, NUMBERED 98-118-4 AND DATED NOVEMBER 20, 2015, WHICH SURVEY IS ATTACHED TO ACT OF RECORD IN COB 795, PAGE 149, WASHINGTON PARISH, LOUISIANA

Address is believed to be: 30159 Hwy. 62, Franklinton, LA 70438

Writ Amount: \$166,403.26

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

CANDACE COURTEAU
P.O. BOX 2867
MONROE, LA 71207

Advertise: The Era-Leader

08/19/2026

09/16/2026