

SHERIFF'S SALE

UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE,
UNITED STATES DEPARTMENT OF
AGRICULTURE

22ND JUDICIAL DISTRICT COURT

VERSUS NO. 122579

PARISH OF WASHINGTON

THE UNOPENED SUCCESSION OF JODI A.
HERRINGTON, (A/K/A JODI HERRINGTON)

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, October 14, 2026, beginning at 10:00 A.M., the following described property, to wit:

FIRST: ONE CERTAIN PIECE OR PARCEL OF GROUND IN THE CITY OF BOGALUSA, LOUISIANA LOCATED IN SECTION TWELVE (12), TOWNSHIP THREE (3) SOUTH, RANGE THIRTEEN (13) EAST, GREENSBURG LAND DISTRICT IN LOT FIVE (5) OF THE LEVI BANKSTON PROPERTY OR SUBDIVISION (WHICH PLAT OF SUBDIVISION WHICH DESIGNATED AS LOT FIVE (5) OF THE LEVI BANKSTON PROPERTY OR SUBDIVISION WAS MADE BY RAYMOND THIBODAUX, REGISTERED SURVEYOR, UNDER DATE OF MAY 19, 1954; AND WHICH LOT FIVE (5) OF THE SAID LEVI BANKSTON PROPERTY OR SUBDIVISION WAS ACQUIRED BY VERA BANKSTON DANIELS BY DEED OF RECORD IN CONVEYANCE BOOK 138 PAGE 84 OF THE RECORDS OF THE CLERK OF COURT OF WASHINGTON PARISH, LOUISIANA); SAID LAND BEING FURTHER DESIGNATED AS A PORTION OF LOT H OF LOT FIVE (5) OF THE LEVI BANKSTON PROPERTY OR SUBDIVISION ACCORDING TO A SURVEY PLAT MADE BY: BARNEY R. SMITH, REGISTERED SURVEYOR, UNDER DATE OF MAY 30, 1956 OF SAID PROPERTY BEING CONVEYED HEREIN IS MORE FULLY DESCRIBED AS FOLLOWS: START AT THE SOUTHWEST CORNER OF LOT FIVE (5) OF THE LEVI BANKSTON PROPERTY OR SUBDIVISION AND THENCE PROCEED IN AN EASTERLY DIRECTION A DISTANCE OF NINETY-NINE (99) FEET ALONG THE NORTH MARGIN OF BANKSTON DRIVE TO THE POINT OF BEGINNING; THENCE CONTINUE IN AN EASTERLY DIRECTION A DISTANCE OF EIGHTY (80) FEET ALONG THE NORTH MARGIN OF BANKSTON DRIVE; THENCE AT A RIGHT ANGLE TO THE LEFT PROCEED IN A NORTHERLY DIRECTION A DISTANCE OF TWO HUNDRED TEN (210) FEET; THENCE AT A RIGHT ANGLE TO THE LEFT PROCEED IN A WESTERLY DIRECTION A DISTANCE OF EIGHTY (80) FEET PARALLEL TO THE NORTH MARGIN OF BANKSTON DRIVE; THENCE AT A RIGHT ANGLE TO THE LEFT PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF TWO HUNDRED TEN (210) FEET TO THE POINT OF BEGINNING.

SECOND: LOT G OF BLOCK FIVE (5) OF THE BANKSTON SUBDIVISION, AS PER PLAT BY BARNEY R. SMITH, REGISTERED SURVEYOR, BOGALUSA, WASHINGTON PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT FIVE (5) OF THE LEVI BANKSTON PROPERTY OR SUBDIVISION, AS THE POINT OF BEGINNING; THENCE PROCEED IN AN EASTWARDLY DIRECTION ALONG THE NORTH MARGIN OF BANKSTON DRIVE A DISTANCE NINETY-NINE (99) FEET; THENCE AT A RIGHT ANGLE TO THE LEFT PROCEED IN A NORTHERLY DIRECTION A DISTANCE OF TWO HUNDRED TEN (210) FEET; THENCE AT A RIGHT ANGLE TO THE LEFT AND PROCEED IN A WESTERLY DIRECTION A DISTANCE OF NINETY NINE (99) FEET TO THE EAST MARGIN OF BANKSTON DRIVE; THENCE AT A RIGHT ANGLE TO THE LEFT PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF TWO HUNDRED TEN (210) FEET ALONG BANKSTON DRIVE TO THE POINT OF BEGINNING.

THIS PROPERTY BEING MORE PARTICULARLY DESCRIBED BY SURVEY BY GEORGE B. NOBLES, REGISTERED PROFESSIONAL LAND SURVEYOR DATED JANUARY 13, 2011 AS FOLLOWS:

A PARTICULAR PARCEL OF LAND BEING LOTS G & H OF BLOCK 5 OF THE LEVI BANKSTON SUBDIVISION LOCATED IN SECTION 12 TOWNSHIP 03 SOUTH-RANGE 13 EAST, ST. HELENA MERIDIAN, CITY OF BOGALUSA, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 5 OF THE LEVI BANKSTON SUBDIVISION OF THE ABOVE STATED TOWNSHIP AND RANGE BEING A ½ " IRON PIPE FOUND AND THE POINT OF BEGINNING; THENCE RUN ALONG THE EAST RIGHT OF WAY OF BANKSTON DRIVE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST 210.48 FEET (TITLE:

NORTH 210 FEET) TO A 1/2" IRON ROD SET; THENCE LEAVE SAID RIGHT OF WAY NORTH 89 DEGREES 56 MINUTES 10 SECONDS EAST 179.00 FEET (TITLE: EAST) TO A ½ " IRON ROD SET; THENCE SOUTH 00 DEGREES 02 MINUTES 50 SECONDS WEST 210.48 FEET (TITLE: SOUTH 210.00 FEET) TO A ½ " IRON ROD SET ON THE NORTH RIGHT OF WAY OF BANKSTON DRIVE; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 56 MINUTES 10 SECONDS WEST 179.00 FEET (TITLE: WEST) TO A ½ " IRON PIPE FOUND ON THE SOUTHWEST CORNER OF BLOCK 5 OF THE LEVI BANKSTON SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.865 ACRES OF LAND. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY GEORGE B. NOBLES, REGISTERED PROFESSIONAL LAND SURVEYOR, DATED JANUARY 13, 2011.

HAVING A MUNICIPAL ADDRESS OF 325 BANKSTON DRIVE, BOGALUSA, LA 70427.

Writ Amount: \$81,306.03

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:

L. CLAIRE MAYER
3500 NORTH CAUSEWAY BLVD., SUITE 116
METAIRIE, LA 70002

JASON SMITH, SHERIFF

Advertise: The Era-Leader

09/09/2026

10/07/2026