

SHERIFF'S SALE

VANDERBILT MORTGAGE AND FINANCE, INC.

VERSUS NO. 122353

JOSEPH HOLMES, JR. AND BEVERLY ANN IKERD A/K/A BEVERLY BRANCH HOLMES A/K/A BEVERLY B. HOLMES A/K/A BEVERLY A. IKERD

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

2024 So. Energy (SOEN) Mobile Home bearing serial number SRB045936AL
AND

A certain parcel of ground, located in Section 11, Township 2 South, Range 13 East, Washington Parish, Louisiana, and more particularly described as follows: From the Quarter corner common to Sections 10 and 11, Township 2 South, Range 13 East, run North 89 degrees 45 minutes 00 seconds East a distance of 1074.36 feet; thence South 13 degrees 45 minutes 00 seconds East a distance 291.40 feet to the POINT OF BEGINNING; from the POINT OF BEGINNING, continue South 13 degrees 45 minutes 00 seconds East a distance of 293.84; thence 152.63 feet along a curve concave to the left, having a radius of 2824.35 feet and a chord which bears South 89 degrees 35 minutes 40 seconds West; thence North 13 degrees 45 minutes 00 seconds West a distance of 294.26 feet to the POINT OF BEGINNING. Said parcel contains 1.000 acres, all as per survey by James J. Jones and Associates, Inc., numbered 00-088-2 and dated July 21, 2009. Being the same property acquired by Danny O'Neal Branch, Jr. from Tammy Branch Kennedy by Cash Sale dated 7/31/2013 and recorded in the conveyance records of Washington Parish, Louisiana

Address is believed to be: 61123 Hwy 436, Angie, LA 70426

Writ Amount: \$79,648.58

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:

ALLISON BEASLEY
8235 YMCA PLAZA DRIVE SUITE 400
BATON ROUGE, LA 70810

JASON SMITH, SHERIFF

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