

## SHERIFF'S SALE

**FREEDOM  
MORTGAGE  
CORPORATION**

**VERSUS NO. 122593**

**DERICK R. GAINES AND  
JILAND GAINES**

**22ND JUDICIAL DISTRICT  
COURT**

**PARISH OF  
WASHINGTON**

**STATE OF  
LOUISIANA**

By virtue of a 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](http://www.bid4assets.com/WPSOSheriffSales), between the legal hours of sale on Wednesday, , November 18, 2026, beginning at 10:00 A.M., the following described property, to wit:

A certain parcel of land situated in Section 5, Township 3 South, Range 11 East, Greensburg Land District, Washington Parish, Louisiana, and more particularly described as follows:

Commence at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 5, Township 3 South, Range 11 East and run South a distance of 100.77 feet to the Point of Beginning.

From the Point of Beginning, continue South a distance of 396.51 feet to a 1/2 inch iron rod set on the eastern right of way of Louisiana Highway No. 1072; thence along said eastern right of way North 45 degrees 50 minutes 51 seconds West a distance of 87.78 feet to a point for corner; thence North 44 degrees 11 minutes 28 seconds West a distance of 222.91 feet to a 1/2 inch iron rod set; thence leaving eastern right of way proceed North 51 degrees 12 minutes 19 seconds East a distance of 280.17 feet to a 1/2 inch iron rod set which is the POINT OF BEGINNING, and containing 1.00 acres of land, more or less.

All as per property boundary survey and plat made by Richard Daniel, Professional Land Surveyor, dated August 8, 2013, last revised August 12, 2013 and numbered 13-015, attached to that deed filed at COB 751, page 556 of the records of Washington Parish, Louisiana, which has an address of 46745 Highway 1072, Franklinton, LA 70438.

Address is believed to be: 46745 HIGHWAY 1072, FRANKLINTON, LA 70438

**Writ Amount: 65609.17**

### **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**

MARGIE SCOTT  
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