

SHERIFF'S SALE

FIFTH THIRD
BANK
NATIONAL
ASSOCIATION

22ND JUDICIAL DISTRICT
COURT

PARISH OF WASHINGTON

STATE OF LOUISIANA

VERSUS NO. 122761

JAMES E.
MAGEE, SR
AND TINNIE
SKIFFER
MAGEE

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, between the legal hours of sale on Wednesday, , December 9, 2026, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND in the C. E. McNEESE SUBDIVISION in the City of Bogalusa, Parish of Washington, State of Louisiana, more particularly described as follows, to-wit:
Commence at the Northeast corner of Lot Three (3) of the C. E. McNeese Subdivision in the City of Bogalusa for the Point of Beginning; thence run South 89 degrees 45 minutes West, along the South margin of Edward Lane, 175.0 feet; thence run South 05 degrees 05 minutes West 124.4 feet to the South margin of Lot Two (2) of the C. E. McNeese Subdivision at a point 5.0 feet East of the Southwest corner of Lot Two (2); thence North 89 degrees 45 minutes East, along the South lines of Lots Two (2), Three (3) and Four (4) of the C. E. McNeese Subdivision, 175.0 feet to the Southeast corner of Lot Four (4); thence North 05 degrees 05 minutes East 124.4 feet to the Point of Beginning.
PARCEL TWO: Begin at the Southeast corner of Lot Four (4) of the C. E. McNeese Subdivision to the City of Bogalusa; thence run in a Southerly direction 40 feet, more or less, to a line representing the South margin of the North one-half of a strip of land acquired by John Boulware per deed dated April 19, 1955 and of record in Conveyance Book 141, page 72 of the official records of Washington Parish, Louisiana; thence proceed in a Westerly direction along a line parallel to South margin of C. E. McNeese Subdivision the distance of 175 feet; thence Northerly the distance of 40 feet, more or less, to the Southwest corner of property acquired by John Boulware from Mildred Jeanette McNeese Armand Stewart on February 7, 1966, as per deed of record in Conveyance Book 195, Entry 8986 of the official records of Washington Parish, Louisiana; thence in an Easterly direction along the South line of the C. E. McNeese Subdivision the distance of 175 feet to the Point of Beginning. Being the East 175 feet of that certain parcel of property acquired by John Boulware from Bascom D. Talley, Jr. on April 5, 1966, as per deed of record in Conveyance Book 196, Entry 9842 of the official records of Washington Parish, Louisiana ("Property").

Address is believed to be: 1340 EDWARD LANE

Writ Amount: \$177,345.78

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:

JASON SMITH, SHERIFF

KELLY MASSEY
1505 N. 19TH STREET
MONROE, LA 71201-0000

Advertise: The Era-Leader

November 4, 2026

December 2, 2026