

SHERIFF'S SALE

FREEDOM MORTGAGE CORPORATION

VS.NO. 20252335

STEPHANIE NYCOLLE BETTERTON A/K/A, STEPHANIE N BETTERTON
A/K/A, STEPHANIE BETTERTON A/K/A, STEPHANIE NYCOLLE DURANTE
BETTERTON

STATE OF LOUISIANA
PARISH OF OUACHITA
FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale via an online auction site at www.bid4assets.com/ouachitasheriffsales, between the legal hours of sale on Wednesday, December 10, 2025, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S 1/2 OF THE SW 1/4) OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A FOUND ONE-HALF (1/2) INCH IRON PIPE MARKING THE NORTHWEST CORNER OF THE S 1/2 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, PROCEED SOUTH 00 DEGREES 09 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1137.03 FEET TO THE POINT OF BEGINNING; THENCE, PROCEED SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID S 1/2 OF THE SW 1/4 OF SECTION 32, A DISTANCE OF 794.52 FEET TO THE CENTERLINE OF JIM MIZE ROAD (60' R. O. W.); THENCE, PROCEED SOUTH 03 DEGREES 10 MINUTES 01 SECONDS EAST ALONG THE CENTERLINE OF JIM MIZE ROAD, A DISTANCE OF 27.50 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN; THENCE, PROCEED SOUTH 08 DEGREES 38 MINUTES 22 SECONDS EAST ALONG THE CENTERLINE OF JIM MIZE ROAD, A DISTANCE OF 162.70 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN LYING ON THE SOUTH LINE OF SAID SECTION 32; THENCE, PROCEED NORTH 89 DEGREES 39 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 808.29 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN LYING ON THE NORTHERLY LINE OF STATE HIGHWAY NO. 34; THENCE, PROCEED NORTH 69 DEGREES 35 MINUTES 22 SECONDS WEST ALONG THE NORTHERLY LINE OF STATE HIGHWAY NO. 34, A DISTANCE OF 13.53 FEET TO A SET FIVE-EIGHTH (5/8) INCH IRON PIN LYING ON THE WEST LINE OF SAID SECTION 32; THENCE, PROCEED NORTH 00 DEGREES 09 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 183.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.480 ACRES, ACRE OR LESS, AND BEING SUBJECT TO THE RIGHT-OF-WAY OF JIM MIZE ROAD AND ALL OTHER SERVITUDES, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD OR USAGE.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisalment to the last and highest bidder.

MARC MASHAW, SHERIFF
Ouachita Parish
Monroe, LA

November 6, 2025

December 4, 2025