

SHERIFF'S SALE

OUACHITA VALLEY FEDERAL CREDIT UNION

VS.NO. 20262630

THE UNOPENED SUCCESSION OF DANIEL R. ANDERS AKA DANIEL
RODDY ANDERS AND THE UNOPENED SUCCESSION OF CHERYL SHREA
ANDERS

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, November 4, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.0 ACRES, MORE OR LESS, SITUATED IN LOT 3, SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE ¼ OF SW ¼) OF SAID SECTION 13; THENCE NORTHERLY ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID NORTHEAST QUARTER OF SOUTHWEST QUARTER (NE ¼ OF SW ¼) A DISTANCE OF 357.33 FEET; THENCE TURNING A DEFLECTION ANGLE OF 88°54'19" LEFT, CONTINUE WESTERLY A DISTANCE OF 68.81 FEET TO THE CENTER OF A GRAVEL ROAD, THENCE TURNING A DEFLECTION ANGLE OF 84°20' RIGHT, CONTINUE NORTHERLY ALONG THE CENTER OF SAID GRAVEL ROAD A DISTANCE OF 6.76 FEET TO THE POINT OF BEGINNING FOR LOT A; THENCE TURNING A DEFLECTION ANGLE OF 3°56'00" RIGHT, CONTINUE NORTHERLY ALONG THE CENTER OF SAID GRAVEL ROAD A DISTANCE OF 223.70 FEET, TO THE POINT OF BEGINNING FOR SAID LOT B; FROM SAID POINT OF BEGINNING OF SAID LOT B, CONTINUE NORTHERLY ALONG CENTER LINE OF SAID GRAVEL ROAD A DISTANCE OF 233.70 FEET TO THE SOUTH LINE OF H. L. HUCKABAY TRACT (DR#632700-OUACHITA PARISH); THENCE TURNING A DEFLECTION ANGLE OF 87°05'55" LEFT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF SAID HUCKABAY TRACT A DISTANCE OF 175.07 FEET TO THE LINE COMMON TO SECTIONS 13 AND 37; THENCE TURNING A DEFLECTION ANGLE OF 88°57'19" LEFT, CONTINUE SOUTHERLY ALONG THE LINE COMMON TO SECTIONS 13 AND 37 A DISTANCE OF 233.445 FEET; THENCE TURNING A DEFLECTION ANGLE OF 91°02'41" LEFT, CONTINUE EASTERLY A DISTANCE OF APPROX. 191 FEET, TO THE POINT OF BEGINNING AND BEING SUBJECT TO THE RIGHT-OF-WAY OF SAID GRAVEL ROAD AND ALL OTHER RIGHT-OF-WAYS, EASEMENTS, AND SERVITUDES OF RECORD.

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 **WITH** benefit of appraisalment to the last and highest bidder.

MARC MASHAW, SHERIFF
Ouachita Parish
Monroe, LA

October 1, 2026
October 29, 2026