

SHERIFF'S SALE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY
MERGER TO LASALLE NATIONAL BANK, AS TRUSTEE FOR BCF L.L.C. MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 1996-R1

VS.NO. 2025-2020

THE UNOPENED SUCCESSION OF LARRY JAMES AUGURSON (A/K/A LARRY
AUGURSON) AND THE UNOPENED SUCCESSION OF MARY ANN LEXING AUGURSON
(A/K/A MARY LEXING AUGURSON, MARY ANN LEXING, MARY LEXING, MARY ANN
AUGURSON, MARY AUGURSON)

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, August 13, 2025, beginning at 10:00 A.M., the following described
property, to wit:

Lot 12, Block A, of the resubdivision of Cottonwood Estates, being a resubdivision of
Block 13; Lots 1-25, Block 14; Ouachita Cotton Mill Company's Second Addition to Monroe,
Louisiana, as per plats filed in the public records of Ouachita Parish, Louisiana.
Which has the address of 801 South 10th Street, Monroe, LA 71202

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 appraisement to the last and highest bidder.

MARC MASHAW, SHERIFF
Ouachita Parish
Monroe, LA

July 10, 2025
August 7, 2025