

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](http://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 appraisalment to the last and highest bidder.

MARC MASHAW, SHERIFF  
Ouachita Parish  
Monroe, LA

July 10, 2025  
August 7, 2025