

SHERIFF'S SALE

CENTRIC FEDERAL CREDIT UNION

**VS.NO. 20250024**

AZARIAH PROPERTIES LLC

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, April 30, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

TRACT 1:

FROM A FOUND REBAR AT THE NORTHWEST COMER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, THENCE RUN NORTH 89°59'55" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER FOR 395.84 FEET TO A SET 1 INCH IRON PIPE; AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'55" EAST ALONG SAID NORTH LINE FOR 835.49 FEET TO A FOUND COTTON PICKER SPINDLE IN THE CENTERLINE OF HOWARD BROWN ROAD BEING IN A CURVE TO THE LEFT; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG SAID CENTERLINE AND CURVE HAVING A RADIUS OF 7402.42 FEET THE CHORD BEING SOUTH 00°38'19" WEST 60.00 FEET FOR 60.00 FEET TO A SET NAIL; THENCE RUN SOUTH 89°59'55" WEST FOR 471.91 FEET TO A SET 1 INCH IRON PIPE; THENCE RUN SOUTH FOR 489.51 FEET TO A SET 1 INCH IRON PIPE; THENCE RUN SOUTH 89°52'29" WEST FOR 324.57 FEET TO A SET 1 INCH IRON PIPE; THENCE RUN NORTH 03°59'14" WEST FOR 551.55 FEET TO A SET 1 INCH IRON PIPE AND THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS. SAID PROPERTY HAVING A MUNICIPAL ADDRESS OF 1054, 1056, 1052 HOWARD BROWN ROAD, WEST MONROE, LA 71292

TRACT 2:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.33 ACRES, MORE OR LESS, SITUATED IN SECTION 33, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM A FOUND REBAR AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, THENCE RUN NORTH 89°59'55" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER FOR 395.84 FEET TO A SET 1 INCH IRON PIPE; THENCE RUN SOUTH 03°59'14" EAST FOR 551.55 FEET TO A SET 1 INCH IRON PIPE; THENCE RUN NORTH 89°52'29" EAST FOR 324.57 FEET TO A SET 1 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE RUN NORTH FOR 489.51 FEET TO A SET 1 INCH IRON PIPE; THENCE RUN NORTH 89°59'55" EAST FOR 471.91 FEET TO A SET NAIL IN THE CENTERLINE OF HOWARD BROWN ROAD BEING IN A CURVE TO THE LEFT; THENCE RUN IN A SOUTHERLY DIRECTION SAID CENTERLINE AND CURVE HAVING A RADIUS OF 7402.42 FEET THE CHORD BEING SOUTH 01°05'32" EAST 387.20 FOR 387.24 FEET TO A SET NAIL AT THE P.T. OF SAID CURVE; THENCE RUN SOUTH 02°31'30" EAST ALONG SAID CENTERLINE FOR 16.89 FEET TO A SET NAIL AT THE P.C. OF A CURVE TO THE RIGHT; THENCE RUN ALONG SAID CENTERLINE AND CURVE HAVING A RADIUS OF 840.72 FEET, THE CHORD BEING SOUTH 00°04'37" EAST 71.82 FOR 71.84 FEET TO A SET NAIL AT THE P.T. OF SAID CURVE; THENCE RUN SOUTH 02°22'16" WEST ALONG SAID CENTERLINE FOR 12..67 FEET TO A SET NAIL; THENCE RUN SOUTH 89°52'29" WEST FOR 479.59 FEET TO A SET 1 INCH IRON PIPE AND THE POINT OF BEGINNING, CONTAINING 5.33 ACRES, MORE OR LESS.

SAID PROPERTY HAVING A MUNICIPAL ADDRESS OF 1066, 1082, 1094, 1102 HOWARD BROWN ROAD, WEST MONROE, LA 71292

TRACT 3:

A CERTAIN LOT OR PARCEL OF GROUND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 OF SE/4) OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 OF SE/4) OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, MEASURE N89°38'W ALONG THE NORTH LINE OF SAID SE/4 OF SE/4, A DISTANCE OF 497 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT MEASURE SOUTH A DISTANCE OF 330 FEET; THENCE N89°38'W, A DISTANCE OF 189 FEET; THENCE NORTH A DISTANCE OF 330 FEET TO THE NORTH LINE OF THE SE/4 OF SE/4; THENCE CONTINUE NORTH A DISTANCE OF 90.6 FEET TO THE SOUTH LINE OF U.S. HIGHWAY 80 (40 FEET FROM CENTERLINE); THENCE MEASURE EASTERLY ALONG THE CURVED SOUTHERLY LINE OF SAID HIGHWAY, SAID CURVE HAVING CHORD BEARING N79°47'E AND LENGTH OF 192.3 FEET; THENCE MEASURE SOUTH A DISTANCE OF 125.9 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE/4 OF SE/4) AND THE POINT OF BEGINNING, CONTAINING 0.47 ACRES IN THE NE/4 OF SE/4 AND 1.43 ACRES IN THE SE/4 OF SE/4, A TOTAL OF 1.90 ACRES; SAID PROPERTY BEING THE SAME AS THAT ACQUIRED BY DELTA INDUSTRIES, INC. FROM NORMAN J. DUNN, BY DEED RECORDED IN CONVEYANCE BOOK 1106, PAGE 731, RECORDS OF OUACHITA PARISH, LOUISIANA, IN WHICH DEED THE SAME IS DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN LOT OR PARCEL OF GROUND IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER (N/2 OF SE/4 OF SE/4) OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 OF SE/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 OF SE/4) OF SAID SECTION, TOWNSHIP AND RANGE, WHICH POINT IS 497 FEET WEST OF THE NORTHEAST CORNER OF THE SE/4 OF SE/4; THENCE IN A SOUTHERLY DIRECTION IN A LINE PARALLEL TO THE EAST LINE OF THE SE/ OF SE/4, A

DISTANCE OF 330 FEET; THENCE IN A WESTERLY DIRECTION IN A LINE PARALLEL TO THE NORTH LINE OF THE SE/4 OF SE/4, A DISTANCE OF 189 FEET; THENCE IN A NORTHERLY DIRECTION PARALLEL WITH THE EAST LINE OF THE SE/4 OF SE/4, A DISTANCE OF 330 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE SAID DIVIDING LINE A DISTANCE OF 189 FEET TO THE PLACE OF BEGINNING; ALSO  
A CERTAIN LOT OR PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 OF SE/4) OF SAID SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, BEING ALL THAT PART OF SAID NE/4 OF SE/4 SITUATED NORTH OF THE PROPERTY ABOVE DESCRIBED AND SOUTH OF THE DIXIE OVERLAND HIGHWAY AND CONTAINED BETWEEN THE EXTENSION OF THE EAST AND WEST LINE OF THE ABOVE DESCRIBED TRACT EXTENDED NORTHERLY TO THE DIXIE OVERLAND HIGHWAY AS NOW LOCATED, ALL OF THE ABOVE DESCRIBED PROPERTY BEING ACQUIRED BY TILLMAN C. HEMBREE BY DEED RECORDED IN CONVEYANCE BOOK 487, PAGE 586, RECORDS OF OUACHITA PARISH, LOUISIANA.

AND

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF ;THE SOUTHEAST QUARTER (SE/4 OF SE/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 OF SE/4) OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT A SPINDLE FOUND MARKING THE NORTHEAST CORNER OF THE SE/4 OF SE/4 SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, AND PROCEED N89°38’00”W ALONG THE NORTH LINE OF THE SE/4 OF SE/4 OF SECTION 29, A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED S00°00’00”W, A DISTANCE OF 330.00 FEET; THENCE PROCEED S89°21’44”W, A DISTANCE OF 23.46 FEET TO A SET 5/8” REBAR; THENCE PROCEED N00°18’44”, A DISTANCE OF 422.58 FEET TO A 5/8” REBAR SET ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 80; THENCE PROCEED N89°33’17”E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 80, A DISTANCE OF 25.75 FEET; THENCE PROCEED S00°00’00”W, A DISTANCE OF 92.52 FEET TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND SERVITUDES OF RECORD OR USE. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY PERFORMED BY THOMAS A. SEMMES, .JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DATED JULY 13, 1999.

LESS AND EXCEPT:

ONE (1) CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF OUACHITA, STATE OF LOUISIANA, AND IN SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, LAND DISTRICT NORTH OF THE RED RIVER, IDENTIFIED AS PARCEL NO. 1-3, ON A WHITE PRINT OF A PLAT OF SURVEY, CONSISTING OF SHEET NOS. 1 AND 2, MADE BY PAUL D. FRYER, LAZENBY AND ASSOCIATES, INC., REGISTERED LAND SURVEYOR, DATED OCTOBER 3, 2008, REVISED, ANNEXED TO THE ABOVE NUMBERED AND ENTITLED SUIT, SAID TRACT OR PARCEL BEING OUTLINED IN RED AND BEING MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH SAID PLAT OF SURVEY, AS FOLLOWS:  
REQUIRED IN FULL OWNERSHIP

PARCEL NO.1-3:  
FROM A POINT ON THE CENTERLINE OF RIGHT OF WAY STATE PROJECT NO. 00L-09-008S, CONSTRUCTION STATE PROJECT NO. 001-09-0084, AT HIGHWAY SURVEY STATION 14+46.07, PROCEED S00°33’04”E, A DISTANCE OF 40.04 FEET TO THE POINT OF BEGINNING; THENCE PROCEED ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1036.45 FEET, WHOSE LENGTH IS 223.54 FEET AND WHOSE CHORD LENGTH IS 223.10 FEET AND BEARS N80°41’33”E TO A POINT AND CORNER; THENCE PROCEED S00°36’41”W A DISTANCE OF 15.60 FEET TO A POINT AND CORNER; THENCE PROCEED ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1051.45 FEET, WHOSE LENGTH IS 223.12 FEET AND WHOSE CHORD LENGTH IS 222.70 FEET AND BEARS S80°49’44”W TO A POINT AND CORNER; THENCE PROCEED N00°33’04”W A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING. ALL OF WHICH COMPRISES PARCEL 1-3 AS SHOWN ON SHEETS 1 AND 2 OF THE RIGHT OF WAY PLANS OF STATE PROJECT NO. 001-09-0085, AND CONTAINS AN AREA OF APPROXIMATELY 3349.9 SQUARE FEET OR 0.077 OF AN ACRE.  
MUNICIPAL ADDRESS: 4565 CYPRESS STREET, WEST MONROE, LOUISIANA 71291

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

March 27, 2025  
April 24, 2025