

SHERIFF'S SALE

FIRST HORIZON BANK

**VS.NO. 20240898**

THE ESTATE AND UNOPENED SUCCESSION OF FRANCES ANN SEWELL O'QUAIN

STATE OF LOUISIANA  
PARISH OF OUACHITA  
FOURTH DISTRICT COURT

By virtue of a WRIT OF FIERI FACIAS 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, February 26, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

A CERTAIN TRACT OF LAND SITUATED IN OUACHITA PARISH, LOUISIANA, AND BEING KNOWN AND DESIGNATED AS THE EAST THIRD OF LOTS 10, 11, AND 12 OF SQUARE 4 OF FLOURNOY'S THIRD ADDITION TO THE CITY OF WEST MONROE, PARISH OF OUACHITA, STATE OF LOUISIANA. TOGETHER WITH ANY AND ALL PRESENT AND FUTURE BUILDINGS, CONSTRUCTIONS, COMPONENT PARTS, IMPROVEMENTS, ATTACHMENTS, APPURTENANCES, FIXTURES, RIGHTS, WAYS, PRIVILEGES, ADVANTAGES, BATTURE, AND BATTURE RIGHTS, SERVITUDES AND EASEMENTS OF EVERY TYPE AND DESCRIPTION, NOW AND/OR IN THE FUTURE RELATING TO THE PROPERTY, AND ANY AND ALL ITEMS AND FIXTURES ATTACHED TO AND/OR FORMING INTEGRAL OR COMPONENT PARTS OF THE PROPERTY IN ACCORDANCE WITH THE LOUISIANA CIVIL CODE. THE PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 506 VERNON, WEST MONROE, LA. 71291

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

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

MARC MASHAW, SHERIFF  
Ouachita Parish  
Monroe, LA

**January 23, 2025**  
**February 20, 2025**