

SHERIFF'S SALE

CARRINGTON MORTGAGE SERVICES, LLC

VS.NO. 20250904

THE OPENED SUCCESSION OF WINSON HUGH DEROUEN, SR. (A/K/A WINSON HUGH DEROUEN SR) AND THE UNOPENED SUCCESSION OF MADIE SUE DEROUEN AND AMIE DEROUEN

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, June 11, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

A CERTAIN TRACT OF LAND CONTAINING 1.256 ACRES, MORE OR LESS AND BEING SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 OF SW/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, LAND DISTRICT OF THE RED RIVER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 2" SHAFT CALLED THE SOUTHWEST CORNER OF SECTION 28, AS SHOWN ON A PLAT OF SURVEY OF A CERTAIN 4.510 ACRE TRACT PREPARED BY THOMAS A. SEMMES, JR., PLS, DATED FEBRUARY 28, 1997, AND PROCEED N00°15'19"E ALONG THE WEST LINE OF SAID SECTION 28 FOR A DISTANCE OF 11.00 FEET TO THE SOUTHWEST CORNER OF SAID 4.510 ACRE TRACT AND TO THE APPROXIMATE CENTER LINE OF OWEN ROAD FOR THE POINT OF BEGINNING; THENCE PROCEED N00°15'19"E 585.53 FEET TO THE NORTH LINE OF SAID 4.510 ACRE TRACT AND THE APPROXIMATE SOUTH RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE PROCEED S80°53'59"E ALONG SAID NORTH LINE AND SOUTH LINE 98.73 FEET; THENCE PROCEED S00°15'09" W FOR A DISTANCE OF 571.57 FEET TO THE SOUTH LINE OF SAID 4.510 ACRE TRACT AND THE APPROXIMATE CENTERLINE OF OWEN ROAD; THENCE PROCEED N89°17'07"W ALONG THE SOUTH LINE FOR A DISTANCE OF 94.50 FEET TO THE POINT OF BEGINNING; ALL AS FURTHER SHOWN AS TRACT "A" ON A PLAT OF SURVEY DATED JULY 10, 2003, PREPARED BY RODNEY RAY, PLS, AND BEING SUBJECT TO THE RIGHT-OF-WAY OF OWEN ROAD AND ANY AND ALL OTHER RIGHTS-OF-WAY, EASEMENTS, AND/OR SERVITUDES OF RECORD OR OF USE. BEARINGS BASED ON A PLAT OF SURVEY OF THE M. O. WOMACK 4.510 ACRE TRACT PREPARED BY THOMAS A. SEMMES, JR., PLS, DATED FEBRUARY 28, 1997; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAYS AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.

THAT CERTAIN MANUFACTURED HOME/MOBILE SITUATED ON THE ABOVE DESCRIBED PROPERTY, BEING A 2006 CAPPERT, MAGNET, MODEL NO. 3804, SERIAL NO. CGVN510587623342A&B, WHICH SAID MANUFACTURED HOME/MOBILE HOME WAS IMMOBILIZED PURSUANT TO ACT OF IMMOBILIZATION DATED MAY 26, 2006 AND FILED FOR RECORD AS INSTRUMENT NO. 1460241 OF THE RECORDS OF OUACHITA PARISH, LOUISIANA

WHICH HAS THE ADDRESS OF 636 OWENS ROAD, CALHOUN, LA 71225

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

May 8, 2025
June 5, 2025