

SHERIFF'S SALE

CITIZENS BANK NA F/K/A RBS CITIZENS NA

VS.NO. 20252938

JASON EDWARD YOUNG AND REBECCA JOYCE YOUNG

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, January 7, 2026, beginning at 10:00 A.M., the following described property, to wit:

A certain tract or parcel of land situated in Ouachita Parish, Louisiana, together with all the buildings and improvements thereon, and all the rights, privileges and servitudes, thereunto belonging or in anywise appertaining, subject to recorded restrictions, servitudes and rights of use affecting said property, more fully described as follows:

Lot 15 of Unit No. 2 of Suburban North, as per plat thereof recorded in Plat Book 13, Page 60 of the Records of Ouachita Parish, Louisiana.

AND ALSO

Lot 14 of Unit 2 of Suburban North, situated in the East Half of the East Half of Section 24, Township 19 North, Range 4 East, Ouachita Parish, Louisiana, as per plat on file and of record in Plat Book 13, Page 60, records of Ouachita Parish, Louisiana.

LESS AND EXCEPT the following described property conveyed to Stephen Wade Knott in Conveyance Book 1885, Page 399, records of Ouachita Parish, Louisiana, described as follows:

A 0.920 acres, more or less, parcel of land situated in the East Half of the East Half (E 1/2 of the E 1/2) Section 24, Township 19 North, Range 4 East, of the Land District North of Red River, Ouachita Parish, Louisiana and is more particularly described as follows:

Beginning at the Northeast corner of Lot 13 Unit No. 2 of Suburban North as per Plat Book 13, Page 60, situated in Section 24, Township 19 North, Range 4 East, Ouachita Parish, Louisiana, proceed West, along the common line between Lots 13 & 14, a distance of 434.60 feet to a 5/8" iron rod at the Northwest corner of said Lot 13; thence proceed North, along the West line of Lot 14, a distance of 95.20 feet to the center of a Drainage Ditch, from which a 5/8" Iron rod bears South, a distance of 8.37 feet; thence proceed South 89 degrees 05' 24" East, along the center of said Drainage Ditch, a distance of 217.33 feet to a point; thence, proceed South 89 degrees 36' 32" East, continuing along the center of said Drainage Ditch, a distance of 217.31 feet to a point on the East line of said Lot 14 and being on the Westerly right-of-way line of Topic Drive, from which a 5/8" iron rod bears South, a distance of 7.71 feet; thence, proceed South, along the East line of said Lot 14 and the Westerly right-of-way line of said Topic Drive, a distance of 90.27 feet to the POINT OF BEGINNING.

The above described-parcel of land is subject to any rights-of-way, easements, or servitudes either of record or of use and is as depicted on a Plat of the Property of Quincy L. and Patty L. M. Doles being conveyed to Stephen W. & Janet F. Knott as prepared by James W. Braswell & Associates, Ltd., dated February 3, 2003, Drawing No. 03-1755.

Which has the address of 126 Topic Street, Monroe, LA 71203

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

December 4, 2025
January 1, 2026