

SHERIFF'S SALE

TOWD POINT MORTGAGE TRUST 2020-4, U.S. BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE
VS.NO. 20250766
JAMES A. HARPER

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, May 21, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE NW/4 OF THE NE/4 OF SECTION 16, T16N, R3E, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A CONCRETE POST MARKING THE NORTHEAST CORNER OF SAID NW/4 OF THE NE/4 OF SECTION 16, T16N, R3E, OUACHITA PARISH, LOUISIANA; THENCE NORTH 89 DEGREES 35 MINUTES WEST ALONG THE NORTH LINE OF SAID NW/4 OF NE/4 OF SECTION 16, A DISTANCE OF 998.6 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 35 MINUTES WEST ALONG THE NORTH LINE OF SAID NW/4 OF NE/4 OF SECTION 16 A DISTANCE OF 207.4 FEET; THENCE SOUTH 911.6 FEET TO THE NORTHWEST CORNER OF LOT 12, UNIT 1, TIMBER RIDGE, SITUATED IN THE N/2 OF THE N/2, SECTION 16, T16N, R3E, OUACHITA PARISH, LOUISIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 111, RECORDS OF OUACHITA PARISH, LOUISIANA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 12, UNIT 1, SAID LOT 12, UNIT 1, TIMBER RIDGE; THENCE NORTH A DISTANCE OF 910.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 4.34 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND SERVITUDES OF OR OF USE.

AND ALSO:

A CERTAIN 30 FOOT WIDE SERVITUDE FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, UNIT 1, TIMBER RIDGE, SAID POINT LYING ON THE NORTH LINE OF RANDY ROAD; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 390.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE WESTERLY A DISTANCE OF 32.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES RIGHT, CONTINUE NORTHERLY A DISTANCE OF 50.0 FEET; THENCE WESTERLY A DISTANCE OF 175.4 FEET; THENCE SOUTHERLY A DISTANCE OF 30.0 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 145.40 FEET TO THE WESTERLY LINE OF AN EXISTING 30 FT. WIDE SERVITUDE FOR INGRESS AND EGRESS; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF EXISTING 30 FT. WIDE SERVITUDE A DISTANCE OF 60 FEET; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE EASTERLY A DISTANCE OF 32.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES RIGHT, CONTINUE SOUTHERLY A DISTANCE OF 360.0 FEET TO THE NORTH LINE OF SAID RANDY ROAD; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE EASTERLY ALONG THE NORTH LINE OF SAID RANDY ROAD A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

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

April 17, 2025
May 15, 2025