

SHERIFF'S SALE

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF BRAVO RESIDENTIAL  
FUNDING TRUST 2021-A, AS OWNER OF PMIT REI 2021-A LL  
**VS.NO. 2024-1516**  
**RODNEY DEWAYNE WELCH**

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, February 5, 2025, beginning at 10:00 A.M.**, the following  
described property, to wit:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and  
improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and  
advantages thereunto belonging or in anywise appertaining, situated in Section 33, Township 18  
North, Range 3 East, Ouachita Parish, Louisiana containing 0.165 acres, more or less, more  
particularly described as follows: For a POINT OF BEGINNING commence at the Southeast  
corner of Lot 40 Villa Vista Subdivision as shown recorded in the records of the Clerk of Court,  
Ouachita Parish, Louisiana, said point lying on the North right-of-way line of La Verde Drive;  
thence from said POINT OF BEGINNING run South 85 degrees 12 minutes East along a  
projection of said right-of-way line for a distance of 60 feet; thence turn a deflection angle of 90  
degrees 00 minutes to the left and run northerly parallel with the East side of said Lot 40 for a  
distance of 120 feet to a point on the South right-of-way line of Illinois Central Railroad; thence  
turn a deflection angle of 90 degrees 00 minutes to the left and run along said right-of-way line  
for a distance of 60 feet to the Northeast corner of said Lot 40; thence run Southerly along the  
East side of said Lot 40 for a distance of 120 feet to the PONT OF BEGINNING and having  
egressingress rights-of-way to add from herein described lot to La Verde Drive; subject to  
servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

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

**January 2, 2025**  
**January 30, 2025**