

SHERIFF'S SALE

PENNYMAC LOAN SERVICES LLC

VS.NO. 20250735

TANNER GUAGE CRAWFORD AKA,
TANNER G CRAWFORD, TANNER
CRAWFORD

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 4, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

THE FOLLOWING DESCRIBED PROPERTY, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON OR APPURTENANT THERETO, AND ALL RIGHTS, WAYS, PRIVILEGES AND SERVITUDES THERETO BELONGING OR IN ANYWISE APPERTAINING, LYING IN AND FORMING A PORTION OF SECTION 27, TOWNSHIP 17 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN LOT OR PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), SECTION 27, TOWNSHIP 17 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA CONTAINING 1.558 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SW/4 OF SE/4, SECTION 27, TOWNSHIP 17 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA; THENCE RUN NORTH 89 DEGREES 56 MINUTES 32 SECONDS WEST ALONG THE NORTH SIDE OF SAID SW/4 OF SE/4, FOR A DISTANCE OF 719.00 FEET TO A FOUND ¾" IRON PIPE; THENCE RUN SOUTH 25 DEGREES 23 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 570.00 FEET TO A FOUND ¾" IRON PIPE; THENCE RUN SOUTH 20 DEGREES 09 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 278.87 FEET TO A ¾" IRON PIPE LOCATED IN THE CENTER OF LETT LANE (60' R/W); THENCE RUN SOUTH 59 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE CENTER OF SAID LETT LANE, FOR A DISTANCE OF 369.57 FEET TO A COTTON SPINDLE AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 59 DEGREES 22 MINUTES 04 SECONDS WEST ALONG THE CENTER OF LETT LANE, FOR A DISTANCE OF 93.38 FEET TO A ¾" IRON PIPE; THENCE RUN NORTH 73 DEGREES 31 MINUTES 16 SECONDS WEST ALONG THE CENTER OF SAID LETT LANE, FOR A DISTANCE OF 229.99 FEET TO A FOUND ½" IRON PIPE; THENCE RUN NORTH 27 DEGREES 51 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 115.19 FEET TO A FOUND ¾" IRON PIPE; THENCE CONTINUE NORTH 27 DEGREES 51 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 42.02 FEET TO A ¾" IRON PIPE LOCATED IN THE CENTER OF A 30 FOOT WIDE INGRESS AND EGRESS RIGHT-OF-WAY; THENCE RUN NORTH 60 DEGREES 10 MINUTES 22 SECONDS EAST ALONG THE CENTER OF A 30 FOOT WIDE RIGHT-OF-WAY, FOR A DISTANCE OF 246.87 FEET TO A ¾" IRON PIPE; THENCE RUN SOUTH 29 DEGREES 49 MINUTES 38 SECONDS EAST, FOR A DISTANCE OF 322.10 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO THE RIGHTS-OF-WAYS AND SERVITUDES OF ALL EXISTING ROADS AND UTILITIES OF RECORD OR OF USE AND BEING SHOWN AS PARCEL "C" BY A PLAT PREPARED BY MASON SURVEYING, INC., WEST MONROE, LOUISIANA DATED JANUARY 17, 2006 AND ATTACHED TO CONVEYANCE FROM SHERYL KATHLEEN COREY TO LILLIAN ANN PARSONS DATED JUNE 20, 2007 AND RECORDED AT CONVEYANCE BOOK 2093, PAGE 835 OF THE RECORDS OF

OUACHITA PARISH, LOUISIANA.

AND ALSO:

BEING GRANTED HEREIN THE RIGHT OF INGRESS AND EGRESS ALONG A 30 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SW/4 OF SE/4, SECTION 27, TOWNSHIP 17 NORTH, RANGE 1 EAST, OUACHITA PARISH, LOUISIANA; THENCE RUN NORTH 89 DEGREES 56 MINUTES 32 SECONDS WEST ALONG THE NORTH SIDE OF SAID SW/4 OF SE/4, FOR A DISTANCE OF 719.00 FEET TO A FOUND ¾" IRON PIPE AND THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN SOUTH 39 DEGREES 40 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 60.79 FEET; THENCE RUN SOUTH 25 DEGREES 23 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 411.65 FEET; THENCE RUN SOUTH 10 DEGREES 43 MINUTES 50 SECONDS EAST, FOR A DISTANCE OF 59.26 FEET TO A ¾" IRON PIPE; THENCE RUN SOUTH 25 DEGREES 23 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 60 DEGREES 10 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 666.17 FEET; THENCE RUN NORTH 27 DEGREES 51 MINUTES 57 SECONDS WEST, FOR A DISTANCE OF 15.00 FEET TO A ¾" IRON PIPE; THENCE CONTINUE NORTH 27 DEGREES 51 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 60 DEGREES 10 MINUTES 22 SECONDS EAST, FOR A DISTANCE OF 635.72 FEET; THENCE RUN NORTH 10 DEGREES 43 MINUTES 50 SECONDS WEST, FOR A DISTANCE OF 65.79 FEET; THENCE RUN NORTH 25 DEGREES 23 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 390.09 FEET; THENCE RUN NORTH 39 DEGREES 40 MINUTES 36 SECONDS WEST, FOR A DISTANCE OF 60.79 FEET; THENCE RUN NORTH 25 DEGREES 23 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 128.57 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY NO. 546; THENCE RUN NORTH 59 DEGREES 35 MINUTES 57 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, FOR A DISTANCE OF 30.11 FEET TO A ¾" IRON PIPE; THENCE RUN SOUTH 25 DEGREES 23 MINUTES 33 SECONDS EAST, FOR A DISTANCE OF 128.57 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

May 1, 2025
May 29, 2025