

SHERIFF'S SALE

PENNYMAC LOAN SERVICES, LLC

VS.NO. 20252912

ROBERT RAYMOND COOLEY AND ASHLEY ESTHER COOLEY

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, October 28, 2026**, beginning at **10:00 A.M.**, the following described property, to wit:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 2 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, BEING A PORTION OF THE PROPERTY ACQUIRED BY CURTIS WAYNE SOUTHERN, JR. AND LAURA M. SOUTHERN AS PER DEED RECORDED IN CONVEYANCE BOOK 2482, PAGE 151 IN THE PARISH RECORDS, THIS PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 17, THENCE ALONG THE NORTH LINE THEREOF, N89°37'18"W 655.19 FEET (CALLED N89°43'37"W) TO A PK NAIL FOUND IN THE CENTER OF WINNFELD ROAD, THENCE ALONG THE CENTERLINE OF SAID ROAD, S3°54'21"E 81.73 FEET (CALLED S3°56'08"E 81.72 FEET) TO A PK NAIL FOUND, S8°38'10"E 114.54 FEET (CALLED S8°45'01"E 114.52 FEET) TO A PK NAIL FOUND AND S14°43'37"E 47.86 FEET (CALLED S14°49'58"E 47.97 FEET) TO A PK NAIL FOUND MARKING THE MOST NORTHERLY CORNER OF SAID SOUTHERN TRACT; THENCE ALONG THE CENTERLINE OF SAID ROAD AND THE NORTHEASTERLY LINE OF SAID SOUTHERN TRACT, S14°43'37"E 5.75 FEET (CALLED S14°49'58"E 5.70 FEET) TO A PK NAIL FOUND, S20°13'15"E 110.09 FEET (CALLED S20°19'14"E 110.04 FEET) TO A PK NAIL FOUND AND S29°24'22"E 66.97 FEET (CALLED S29°32'55"E) TO A PK NAIL SET MARKING THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID ROAD AND THE NORTHEASTERLY LINE OF SAID SOUTHERN TRACT, S29°24'19"E (CALLED N29°32'55"E 36.65 FEET) TO A PK NAIL FOUND, S39°47'59"E 101.76 FEET (CALLED S39°57'10"E 101.75 FEET) TO A PK NAIL FOUND AND S44°16'56"E 30.94 FEET (CALLED S44°13'14"E 30.96 FEET) TO A PK NAIL FOUND MARKING THE MOST EASTERLY CORNER OF SAID SOUTHERN TRACT; THENCE ALONG THE SOUTHEASTERLY LINE THEREOF, S71°48'23"W (CALLED S71°41'15"W 33.21 FEET) TO A 5/8 INCH IRON BAR BOUND ON THE SOUTHWESTERLY LINE OF SAID ROAD; THENCE CONTINUE ON THE LAST DESCRIBED COURSE 385.75 FEET TO A 1/2 INCH IRON BAR SET; THENCE N35°36'45"W 165.95 FEET TO A 1/2 INCH IRON BAR SET; THENCE N71°48'23"E 380.44 FEET TO A 1/2 INCH IRON BAR SET ON THE SOUTHWESTERLY LINE OF SAID ROAD; THENCE N71°48'23"E 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES OF LAND AND BEING SUBJECT TO THE RIGHT OF WAY OF WINNFELD ROAD AND ANY OTHER RIGHTS OR SERVITUDES OF RECORD OR OF USE; SUBJECT TO RESTRICTIONS, 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 **WITHOUT** benefit of appraisalment to the last and highest bidder.

MARC MASHAW, SHERIFF
Ouachita Parish
Monroe, LA

September 24, 2026
October 22, 2026