

SHERIFF'S SALE

NATIONSTAR MORTGAGE LLC

VS.NO. 20242956

KRISTEN G. WILSON AND QUINCY S. EVANS

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, April 2, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

A certain tract or parcel of land situated in the SE/4 of the SW/4, Section 5, Township 18 North, Range 2 East, Ouachita Parish, Louisiana, and being more particularly described as follows:

Beginning at a 1/2" iron pin, being the Southwest corner of the SE/4 of the SW/4 of Section 5, T18N, R2E, Ouachita Parish, Louisiana; thence North 00 degrees 49 minutes 00 seconds East along the west line of said SE/4 of SW/4 a distance of 230.00 feet to a 1/2" iron pin; thence North 89 degrees 46 minutes 00 seconds East a distance of 249.85 feet to a 5/8" rebar; thence South 04 degrees 41 minutes 44 seconds West a distance of 128.18 feet to a 5/8" rebar; thence South 09 degrees 48 minutes 56 seconds East a distance of 57.38 feet to a 5/8" rebar; thence South 47 degrees 59 minutes 07 seconds East a distance of 59.67 feet to a 5/8" rebar; thence South 13 degrees 35 minutes 02 seconds East a distance of 91.29 feet to a 5/8" rebar; thence South 25 degrees 28 minutes 45 seconds West a distance of 31.77 feet to a 1/2" iron pin; thence South 89 degrees 46 minutes 00 seconds West a distance of 413.81 feet to a 1/2" iron pin and the point of beginning, containing 1.568 acres, more or less, being subject to all rights of ways, easements, and servitudes, of record or of use; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

That certain manufactured home/mobile situated on the above described property, being a 1995 Phoenix Double Wide, Model 3801 80x28 Serial Number CHVM1895880 09654 A and B, which said manufactured home/mobile home was immobilized pursuant to Act of Immobilization dated August 25, 1995 and filed for record as Instrument No. 1158236 of the records of Ouachita Parish, Louisiana.

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

February 27, 2025
March 27, 2025