

SHERIFF'S SALE

MATRIX FINANCIAL SERVICES CORP.

VS.NO. 20230754

ROBERT E. ALEXANDER A/K/A ROBERT EDWARD ALEXANDER A/K/A ROBERT
ALEXANDER AND LYDIA A. DUNN A/K/A LYDIA ANN DUNN A/K/A LYDIA DUNN

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 9, 2024, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN LOT OR PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 OF SE/4) OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 5 EAST, DISTRICT NORTH OF RED RIVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 OF SE/4) OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 5 EAST, DISTRICT NORTH OF RED RIVER, WHENCE A 1-1/4" IRON PIPE LIES SOUTH 83°44' EAST 0.92' AND A 2" IRON PIPE LIES NORTH 7°12' EAST 5.20', RUN THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (NE/4 OF SE/4) AND THE EAST LINE OF SAID SECTION 5, NORTH 17°31' 1/2' EAST 640.57' TO A POINT IN THE CENTERLINE OF A 10' GRAVEL DRIVE SERVING PROPERTY TO THE EAST, THE POINT OF BEGINNING PROPER, THENCE CONTINUING ON THE SAME LINE, NORTH 17°31' 1/2' EAST 15.00' TO AN IRON PIN; THENCE CONTINUING ON THE SAME LINE, NORTH 17°31' 1/2' EAST 286.06' TO AN IRON PIN; THENCE NORTH 70°47' WEST 143.51' TO AN IRON PIN SET IN THE EASTERN BOUNDARY OF THE RIGHT-OF-WAY OF STUBBS-VINSON ROAD; THENCE WITH SAID BOUNDARY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT 287.67' TO AN IRON PIN, SAID CURVE HAVING A RADIUS OF 3,350' AND A LONG CHORD OF 287.58' BEARING SOUTH 16°45' 1/2' WEST; THENCE CONTINUING WITH SAID BOUNDARY 15.05' ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, TO A POINT IN THE CENTERLINE OF A 10' GRAVEL DRIVE SERVING PROPERTY OF THE EAST, SAID CURVE HAVING A RADIUS OF 3,350' AND A LONG CHORD OF 15.05' BEARING SOUTH 14°10' WEST; THENCE SOUTH 71°21' EAST WITH SAID GRAVEL DRIVE 138.71' TO THE POINT OF BEGINNING PROPER, CONTAINING 1.0 ACRES, MORE OR LESS, IN OUACHITA PARISH, LOUISIANA. INCLUDING ONE 1985 CEDAR HILL MOBILE HOME, SERIAL NO. ITXIS3486.

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 5, 2024

October 3, 2024