

SHERIFF'S SALE

CADENCE BANK

VS.NO. 20251421

WILLIAM LOUIS HUDGINS, PATRICIA BROWN HUDGINS

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, July 16, 2025, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF GROUND CONTAINING 2.50 ACRES, MORE OR LESS, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 2 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" IRON PIPE AT THE SOUTHWEST CORNER OF THE SW/4 OF THE SE/4 OF THE SW/4 OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 2 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, SAID POINT BEING THE SOUTHWEST CORNER OF A CERTAIN 2.51 ACRE TRACT CONVEYED TO GWENDOLYN H LYNCH IN CONVEYANCE BOOK 1465, PAGE 916, RECORDS OF OUACHITA PARISH, LOUISIANA; THENCE NORTH 0 DEGREES 02 MINUTES 18 SECONDS ALONG THE WEST LINE OF SAID SW/4 OF SE/4 OF SW/4 AND ALONG THE WEST LINE OF SAID LYNCH 2.51 ACRE TRACT A DISTANCE OF 495 FEET TO A 1/2" IRON REBAR SET AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 0 DEGREES 02 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID SW/4 OF SE/4 OF SW/4 A DISTANCE OF 163.24 FEET TO A 3" IRON PIPE SET; THENCE SOUTH 89 DEGREES 58 MINUTES 26 SECONDS EAST A DISTANCE OF 662.90 FEET TO A POINT; THENCE SOUTH 0 DEGREES 03 MINUTES 28 SECONDS EAST ALONG THE EAST LINE OF THE SW/4 OF THE SE/4 OF THE SW/4 A DISTANCE OF 164.22 FEET TO A 1/2" REBAR SET; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST A DISTANCE OF 662.95 FEET TO THE POINT OF BEGINNING, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND SERVITUDES OF RECORDS OR OF USE.

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

June 12, 2025

July 10, 2025