

SHERIFF'S SALE

FIRST HORIZON BANK

VS.NO. 20224565

ELLEN MAE BENTY, AND/OR HER ESTATE AND UNOPENED SUCCESSION DOCKET
NO. 2022-4565, DIV 2, 4TH JDC, OUACHITA PARISH, LOUISIANA

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF FIERI FACIAS 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, January 29, 2025, beginning at 10:00 A.M., the following described property, to wit:

THE WEST HALF OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.03 ACRES, MORE OR LESS, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF SUBDIVISION OF LOTS B, C, 18 AND 24 OF CAMP RUBEN SUBDIVISION IN LOTS 1 AND 2 AND NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, SAID SUBDIVISION BEING RECORDED IN THE RECORDS OF OUACHITA PARISH, LOUISIANA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF JOHNSON DRIVE A DISTANCE OF 293.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES RIGHT, CONTINUE SOUTHERLY A DISTANCE OF 50.0 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON ROAD A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING; THENCE TURNING A DEFLECTION ANGLE OF 85 DEGREES 13 MINUTES 22 SECONDS RIGHT, CONTINUE SOUTHEASTERLY A DISTANCE OF 402.97 FEET; THENCE TURNING A DEFLECTION ANGLE OF 100 DEGREES 48 MINUTES 05 SECONDS RIGHT CONTINUE NORTHWESTERLY A DISTANCE OF 200.00 FEET; THENCE TURNING A DEFLECTION ANGLE OF 25 DEGREES 02 MINUTES 07 SECONDS LEFT, CONTINUE SOUTHWESTERLY A DISTANCE OF 59.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 112 DEGREES 02 MINUTES 05 SECONDS RIGHT, CONTINUE NORTHEASTERLY A DISTANCE OF 400.36 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 86 DEGREES 58 MINUTES 35 SECONDS RIGHT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON DRIVE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. AND THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.03 ACRES, MORE OR LESS, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LOT 1 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 6 OF SUBDIVISION OF LOTS B, C, 18 AND 24 OF CAMP RUBEN SUBDIVISION IN LOTS 1 AND 2 AND NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 2 EAST, OUACHITA PARISH, LOUISIANA, SAID SUBDIVISION BEING RECORDED IN THE RECORDS OF OUACHITA PARISH LOUISIANA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF JOHNSON DRIVE A DISTANCE OF 293.3 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES RIGHT, CONTINUE SOUTHERLY A DISTANCE OF 50.0 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES LEFT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON ROAD A DISTANCE

OF 97.50 FEET TO THE POINT OF BEGINNING; THENCE TURNING A DEFLECTION ANGLE OF 85 DEGREES 13 MINUTES 22 SECONDS RIGHT, CONTINUE SOUTHEASTERLY A DISTANCE OF 402.97 FEET; THENCE TURNING A DEFLECTION ANGLE OF 100 DEGREES 48 MINUTES 05 SECONDS RIGHT CONTINUE NORTHWESTERLY A DISTANCE OF 200.00 FEET; THENCE TURNING A DEFLECTION ANGLE OF 25 DEGREES 02 MINUTES 07 SECONDS LEFT, CONTINUE SOUTHWESTERLY A DISTANCE OF 59.0 FEET; THENCE TURNING A DEFLECTION ANGLE OF 112 DEGREES 02 MINUTES 05 SECONDS RIGHT, CONTINUE NORTHEASTERLY A DISTANCE OF 400.36 FEET TO THE SOUTH LINE OF JOHNSON DRIVE; THENCE TURNING A DEFLECTION ANGLE OF 86 DEGREES 58 MINUTES 35 SECONDS RIGHT, CONTINUE EASTERLY ALONG THE SOUTH LINE OF JOHNSON DRIVE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL PRESENT AND FUTURE BUILDINGS, CONSTRUCTIONS, COMPONENT PARTS, IMPROVEMENTS, ATTACHMENTS, APPURTENANCES, FIXTURES, RIGHTS, WAYS, PRIVILEGES, ADVANTAGES, BATTURE, AND BATTURE RIGHTS, SERVITUDES AND EASEMENTS OF EVERY TYPE AND DESCRIPTION, NOW AND/OR IN THE FUTURE RELATING TO THE PROPERTY, AND ANY AND ALL ITEMS AND FIXTURES ATTACHED TO AND/OR FORMING INTEGRAL OR COMPONENT PARTS OF THE PROPERTY IN ACCORDANCE WITH THE LOUISIANA CIVIL CODE.

THE PROPERTY OR ITS ADDRESS IS COMMONLY KNOWN AS 214 RUBEN JOHNSON ROAD, WEST MONROE, LA 71292.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF FIERI FACIAS and all costs.

Said sale is WITH benefit of appraisalment to the last and highest bidder.

MARC MASHAW, SHERIFF
Ouachita Parish
Monroe, LA

December 26, 2024
January 23, 2025