

SHERIFF'S SALE

NATIONSTAR MORTGAGE LLC

VS.NO. 20244168

TIDIE JOE FRAZIER, SR

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, March 19, 2025, beginning at 10:00 A.M.**, the following described property, to wit:

A CERTAIN LOT OR PARCEL OF LAND LYING IN LOT 4 OF THE SUBDIVISION OF PART OF WACO PLANTATION AS PER PLAT OF SURVEY PREPARED BY CONRAD CAGE JR., REGISTERED LAND SURVEYOR, SAID PLAT FOUND RECORDED IN PLAT BOOK 6, PAGE 25, RECORDS OF OUACHITA PARISH, LOUISIANA AND LYING IN SECTION 22, TOWNSHIP 15 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA CONTAINING 2.927 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 22, TOWNSHIP 15 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA; THENCE RUN NORTH 00 DEGREES 37 MINUTES WEST ALONG THE EAST SIDE OF SAID SECTION 22 A CALLED DISTANCE OF 671.88 FEET TO A FOUND 1" IRON PIPE; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE SOUTH SIDE FOREST HOME ROAD AND ALONG THE SOUTH SIDE OF LOT 6 OF SAID SUBDIVISION OF A PART OF WACO PLANTATION, FOR A DISTANCE OF 1113.09 FEET TO A 3/4" IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION AND BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST ALONG THE SOUTH SIDE OF SAID FOREST HOME ROAD AND ALONG THE SOUTH SIDE OF SAID LOT 4 FOR A DISTANCE OF 425.00 FEET TO A 3/4" IRON PIPE; THENCE RUN NORTH 00 DEGREES 00 MINUTES 45 SECONDS EAST PARALLEL WITH THE EAST SIDE OF SAID LOT 4; FOR A DISTANCE OF 300.00 FEET TO A 3/4" IRON PIPE ; THENCE RUN NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH SIDE OF SAID LOT 4 FOR A DISTANCE OF 425.00 FEET TO A 3/4" IRON PIPE LOCATED ON THE EAST SIDE OF SAID LOT 4; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 45 SECONDS WEST ALONG THE EAST SIDE OF SAID LOT 4 AND ALONG THE WEST SIDE OF HOOTER ROAD FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO THE RIGHT-OF-WAY OF SAID FOREST HOME ROAD AND ALSO BEING SUBJECT TO THE RIGHTS-OF WAY OF ALL EXISTING UTILITIES OF RECORD OR OF USE AND BEING FURTHER SHOWN AS PARCEL "3" BY A PLAT PREPARED BY MASON SURVEYING, INC., WEST MONROE, LOUISIANA; 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

February 20, 2025

March 13, 2025