

SHERIFF'S SALE

PENNYMAC LOAN SERVICES, LLC

VS.NO. 20263296

JOSEPH PHILLIP DONALD AKA, JOSEPH P DONALD, JOSEPH DONALD

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, November 4, 2026, beginning at 10:00 A.M.**, the following described property, to wit:

The property described in the Act of Mortgage is described as follows:
A certain 1.85 acre tract of land being that portion of the W/2 of the SE/4 of NW/4 of Section 32, Township 19 North, Range 5 East, Ouachita Parish, Louisiana, lying South of Louisiana Highway No. 139 (Monroe-Bastrop Road, 60 feet wide) and being described as follows: From an iron pin at the Southeast corner of the W/2 of the SE/4 of the NW/4 run North 89 degrees 34 minutes West along the East and West center line of Section 32 a distance of 432.80 feet to an iron pin; thence North 6 degrees 51 minutes West a distance of 15.12 feet to an iron pin for the POINT OF BEGINNING; thence North 89 degrees 34 minutes West and parallel to the South line of the W/2 of the SE/4 of the NW/4 a distance of 228.25 feet to an iron pin on the West line of the W/2 of the SE/4 of the NW/4; thence North 0 degrees 13.8 minutes West along the West line of the W/2 of the SE/4 of the NW/4; also being the East line of Walker Road a distance of 18.00 feet to an iron pin; thence South 89 degrees 34 minutes East a distance of 30.00 feet; thence North 0 degrees 13.8 minutes West a distance of 30.00 feet to an iron pin; thence North 89 degrees 34 minutes West a distance of 30.00 feet; thence North 0 degrees 13.8 minutes West along the East line of Walker Road a distance of 312.80 feet to an iron pin on the South line of Louisiana Highway No. 139; thence North 64 degrees 33.7 minutes East along the South line of Louisiana Highway No. 139 a distance of 195.00 feet to an iron pin; thence South 6 degrees 51 minutes East a distance of 449.49 feet to the POINT OF BEGINNING, containing 1.85 acres

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

October 1, 2026
October 29, 2026