

SHERIFF'S SALE

WELLS FARGO BANK, N.A (PARTY PLTF
SUB.: NATIONSTAR MORTGAGE LLC)
VS.NO. 20253614

JOHN W. DUNN A/K/A, JOHN WAYLAN
DUNN A/K/A JOHN 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, November 4, 2026, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN TRACT OR PARCEL OF PROPERTY SITUATED IN THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR SET AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 EAST, LAND DISTRICT NORTH OF RED RIVER, OUACHITA PARISH, LOUISIANA, AND PROCEED NORTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 15, A DISTANCE OF 30.00 FEET TO A 5/8" REBAR SET ON THE NORTH LINE OF A CERTAIN 30 FOOT WIDE RIGHT OF WAY FOR A PRIVATE ROAD RECORDED IN CONVEYANCE BOOK 934, PAGE 658, RECORDS OF OUACHITA PARISH, LOUISIANA; THENCE CONTINUE NORTH 00 DEGREES 06 MINUTES 21 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 15, A DISTANCE OF 469.74 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 165.00 FEET TO A 5/8" REBAR SET AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 15; THENCE PROCEED NORTH 89 DEGREES 56 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 15, A DISTANCE OF 645.75 FEET TO A SPINDLE SET IN THE CENTER OF JOHN BARNES ROAD; THENCE PROCEED SOUTH 01 DEGREES 31 MINUTES 30 SECONDS WEST ALONG THE CENTER OF JOHN BARNES ROAD, A DISTANCE OF 165.06 FEET TO A SET SPINDLE; THENCE PROCEED SOUTH 89 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 641.67 FEET TO THE POINT OF BEGINNING, CONTAINING 2.44 ACRES, MORE OR LESS, AND BEING SUBJECT TO THE RIGHT OF WAY OF JOHN BARNES ROAD AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND SERVITUDES OF RECORD 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 to be offered at a minimum of court costs to the last and highest bidder, said property having been offered at a previous sale at which time no bids were received.

MARC MASHAW, SHERIFF
Ouachita Parish
Monroe, LA

October 1, 2026
October 29, 2026