

**MADISON PARISH SHERIFF
SHERIFF SALE LIST
8/29/2016 - 11/16/2016**

<u>Suit</u>	<u>Plaintiff vs Defendant</u>	<u>Address</u>	<u>Property Type</u>	<u>Sale Status</u>	<u>Appraised Amount</u>	<u>Starting Bid</u>	<u>WritAmount</u>
Sale Date 1-16-145	9/21/2016 FINANCE OF AMERICA REVERSE, LLC VS WILSON EDWARD COPEES	1218 TAMPA STREET TALLULAH, LA 71282	REAL ESTATE W/O	Scheduled	0.00	0.00	65,855.50
LOTS TWO (2) AND THREE (3) OF BLOCK THREE (3) OF W. A. COOPER'S PECAN GROVE SUBDIVISION to the Village of Tallulah, Louisiana, together with all buildings and improvements thereon or thereto appertaining; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.							
Sale Date 1-16-160	10/5/2016 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION VS GEORGETTE MOSS AND RANDELL MOSS	208 MONROE STREET TALLULAH, LA 71282	REAL ESTATE W/A	Scheduled	0.00	0.00	106,400.78
TRACT I: Lot Four (4) of Block Two (2) of the W. A. Cooper Subdivision as shown by plat recorded in Conveyance Book "KK" at page 617 of the records of said Parish of Madison. LESS AND EXCEPT: A triangular shaped tract of land located in Lot 4 of Block 2 of the W. A. Cooper Subdivision to the Village of Tallulah, LA., as shown on plat recorded in Conveyance Book "KK", Page 617, records of Madison Parish. Said tract of land is more particularly described as follows: Commencing at a point locating the Northwest corner of Lot 3 of Block 2 of the W. A. Cooper Subdivision and run thence along a line common to Lots 3 and 4 of Block 2, S 23° 02' 28" E., 64.53 feet to the point of beginning; thence continue along the same line S 23° 02' 28" E., 92.25 feet to a point; thence S 72° 36' 13" W., 8.0 feet to a point; thence along line "XY", following a cyclone fence and the projection thereof, N 18° 04' W, 91.82 feet to The Point of Beginning.							
TRACT II: A triangular shaped tract of land located in Lot 3 of Block 2 of the W. A. Cooper Subdivision to the Village of Tallulah, LA. As shown on plat recorded in Conveyance Book "KK", page 617, records of Madison Parish, said tract fronts 5.6 feet on Monroe Street and is more particularly described as follows: Beginning at a point locating the Northwest corner of Lot 3 of Block 2 of W. A. Cooper Subdivision and run thence along the South side of Monroe Street N 74° 21' E, 5.6 feet to a point; thence along line "XY", S 18° 04' E, 64.04 feet to a point; thence along the west line of Lot 3 Block 2 of W. A. Cooper Subdivision; N 23° 02' 28" W, 64.53 feet to the Point of Beginning.							
Sale Date 1-16-96	10/12/2016 LARRY STEWART and JANITA R. STEWART VS JOHN L. JONES and WANDA J. OFFORD (JONES)	901 MADISON ST TALLULAH, LA 71282	REAL ESTATE W/A	Scheduled	0.00	0.00	54,065.86
The northerly half (N 1/2) of Lots One (1), Three (3), and Five (5) of Block Thirty-Five (35) of Johnson's Second Eastern Addition to the Village of Tallulah, comprising a parcel of ground fronting 75 feet on Madison Street and running back between parallel lines, one of which is the boundary line of Second or DeSoto Street, a distance of 150 feet, together with all the buildings and improvements thereon, and all rights, ways and appurtenances thereto belonging, or in any manner appertaining.							

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Sale Date 1-16-172	11/16/2016 GUARANTY BANK AND TRUST COMPANY OF DELHI VS CHRISTOPHER W. FOLDEN AND JENNIFER RENEE SMITH	1320 MISSISSIPPI STREET TALLULAH	REAL ESTATE W/A	Scheduled	0.00	0.00	59,428.31
<p>TRACT I: Lots Ten (10) and Eleven (11) of Block "E" of W. A. Cooper's Meadow Grove Subdivision, Tallulah, Madison Parish, Louisiana, as per plat filed in Conveyance Book "SS" at page 240, records of Madison Parish, Louisiana, together with all buildings and improvements thereon.</p> <p>TRACT II: A 2.404 acre tract of land located in Section 31 of T16N-R12E. Said tract of land is situated in Madison Parish and is more particularly described as follows: Commencing at a point marked by a 3/4" iron pipe locating the Southeast corner of Lot "1" of Block "E" of W. A. Cooper Meadow Grove Subdivision to the town of Tallulah, Louisiana as shown on plat recorded in Conveyance Book "AA", page 240, records of Madison Parish and run thence along the South line of said subdivision following the South line of Lots 1, 2, 3, 4, 5, 6 and a part of Lot 7 of Block E, S 76°47'00" W, 521.78 feet to a point marked by a 5/8 iron rod located THE POINT OF BEGINNING; thence along the West line of T. L. Busby property S 12°48'34"E, 273.72 feet to a point; thence along the North and West line of Tallulah Lodge No. 308 the following two calls: (1) S 88°20'24" W, 279.93 feet to a point; (2) thence S 12°48'34" E, 120.00 feet to a point located on the North right-of-way line of La. Hwy No. 3202; thence along the North right-of-way line of La. Hwy No. 3202 the following two calls: (1) S 89°21'48" W, 82.85 feet to a point; (2) N 87°46'28" W, 70.83 feet to a point; thence along a line common to Tract No. 1 and Tract No. 1, North, 299.25 feet to a point on the South line of Lot No. 12 of Block "E" of the W. A. Cooper Meadow Subdivision; thence following the South line of the W. A. Cooper Meadow Subdivision the following two calls: (1) N 67°00' E, 55.35 feet to a point locating the Southeast corner of Lot 12 of Block "E", (2) thence following the South line of Lots 7, 8, 9, 10, and 11, N 76° 47' E, 303.22 feet to the point of beginning.</p>							