

PARISH RESOLUTION NO. PR-015-2025

**A RESOLUTION OF THE LAFAYETTE PARISH COUNCIL AUTHORIZING THE
NON-WARRANTY CASH SALE OF THE VARIOUS ADJUDICATED PROPERTIES
LISTED HEREIN BY PUBLIC BID PURSUANT TO LA. R.S. 47:2201 *ET SEQ.***

BE IT RESOLVED by the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council adopted Ordinance O-488-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District and the Sheriff of Lafayette Parish; the Lafayette Parish School Board; the Lafayette Parish Library Board; the Lafayette Centre Development District; the Lafayette Economic Development Authority; the Bayou Vermilion District; the Lafayette Parish Tax Assessment District; the Lafayette Airport Commission; and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to La. R.S. 47:2201 *et seq.*, La. Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, an eligible person may be desirous of initiating the Non-Warranty Cash Sale by Public Bid of the various adjudicated properties listed herein and wherein the Lafayette City-Parish Consolidated Government may elect at a joint public meeting of the Lafayette City Council and the Lafayette Parish Council to facilitate the Non-Warranty Cash Sale by Public Bid of such adjudicated properties; and

WHEREAS, the Code of Ordinances at Ch. 72-30(g) permits that Non-Warranty Cash Sale by Public Bid of an adjudicated property be submitted to the Council for approval of a resolution authorizing its sale; and

WHEREAS, the below-named Applicants for sale of the below-described properties having submitted the necessary verifying information for compliance with Louisiana statutes and the Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government having determined conformance by the below-named Applicants with La. R.S. 47:2204 and with Code of Ordinances Ch. 72-30(g), and having pursuant to Code of Ordinances Sec. 72-30(f) adopted as the minimum bid price for the identified properties listed herein 75% of its fair market value, as that term is defined by La. R.S. 47:2321, as derived from the property's most current assessment in the Tax Assessor's files.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette Parish Council, that:

SECTION 1: All of the aforescribed "Whereas" clauses are adopted as part of this resolution.

SECTION 2: The Lafayette Parish Council in due, regular and legal session convened, pursuant to Code of Ordinances Sec. 72-30(e), approve the Non-Warranty Cash Sale by Public Bid of the below-described properties (the "Properties") initiated by the below-named Applicants:

Property #1

Applicant: Hunter Tujague

Property Address: 119 Argus Street

Assessment Number: 6017118

Legal Description:

"One Certain parcel of ground situated in the Town of Milton, Parish of Lafayette, described as follows: The Eastern one hundred feet of Lots 16, 17, 18 and 19 of Block 3 of the Village of Milton, Louisiana. The said parcel of ground [sic] measuring one hundred feet on Grand North Avenue by a depth between parallel lines of one hundred feet and is bounded on the North by Lot 20 of said Block 3, on the South by Lamar Street, on the East by Grand North Avenue and on the West by the remaining 25 feet of said lots 16, 17, 18, 19 and of said Block 3 of the Village of Milton, Louisiana, as more fully shown on a plat of survey of said Village of Milton, Louisiana of record in the office of the Clerk of Court of Lafayette, Parish, Louisiana."

Property #2

Applicant: Ricky Calais, RJNA Solutions, LLC.

Property Address: 504 Avenue A

Assessment Number: 6045614

Legal Description:

"One certain parcel of ground, or part of lot, situated in Youngsville, Louisiana, measuring FORTY-EIGHT (48) feet front on "A" Avenue, by a depth of ONE HUNDRED, NINETY-TWO (192) feet, being the east half of Lot No. 6 of Block No 4, of plat of survey made on February 24, 1890, copy of which is attached to Act No. 21789; bounded on the north by Lot. No. 3 of said Block 4, on the south by "A" Avenue, on the east by Lot No. 5 of said block, and on the west by west half of Lot. 6.

And also that strip of ground at southwest corner of Lot 5 of said block 4, measuring 20 feet by a depth of approximately one hundred twenty-five (125) feet; bounded on the north by property of Louis Langlinais, on the south by said "A" Avenue, on the east by property of Bo Harrison or his son, and on the west by Lot No. 6, of said block 4 being the property first above described."

Property #3**Applicant:** Craig Washington**Property Address:** 200 Belizare Street**Assessment Number:** 6011119**Legal Description:**

"A certain parcel of land, together with all improvements thereon, situated in the town of Carencro, Louisiana, measuring one hundred (100) feet on its northern boundary, one hundred (100) feet on its southern boundary, two hundred (200) feet on its eastern boundary and one hundred eight (108) feet, more or less, on its western boundary, and bounded northerly by a drainage canal or land of A.R. Brasseaux or assigns, South by land of Mrs. Sidney Arceneaux or assigns, easterly by a street or land of C.A. Bernard or assigns and westerly by land of Regina Carmouche.

Address known as 200 Belizare, Carencro, Louisiana, 70520."

Property #4**Applicant:** Ricky Calais, RJNA Solutions, LLC.**Property Address:** 106 Fourth Street**Assessment Number:** 6017036**Legal Description:**

"That the certain parcel of ground with all of improvements situated in the Village of Youngsville, Parish of Lafayette and being situated being a portion of LOT FIVE (5) of BLOCK FOUR as per plat by Romain Francez, a copy of which is attached to Act 21789 of the records of Lafayette Parish, the said parcel having 67 feet front on Fourth Street by a depth between parallel lines of 96 feet and is bounded North by Lot Four, and the properties of Wencelas Boudreaux, and Mrs. Martha L. Guilbeaux, or assigns, South by a portion of Lot #5, the property of Adolph (Bee) Harrison, or assigns, East by Fourth Street and West by Lot Six, the property of Joseph H. David, and being the same property acquired by John C. Broussard from Frank Joseph Guilbeaux, and Raoul Guilbeaux, by Act of Cash Sale dated June 8, 1977, recorded under Act No. 77-11206 of the records of Lafayette Parish, LA."

"That certain parcel of ground, together with all buildings and improvements thereon, being situated in the village of Youngsville, Section 7, Township 11 South, Range 5 East, Ninth Ward, Parish of Lafayette, Louisiana. According to a plat of survey prepared by Fred L. Colomb, dated March 30, 1962, being attached to Act No.422873, the property herein described has as frontage of fifty (50) feet on Fourth Street by a depth between parallel lines of approximately seventy-four (74) feet, and is bounded Easterly by Fourth Street Southerly by property of Ladislav Boudreaux or assigns, Westerly by property of Eraste Langlinalis or assigns, and Northerly by Reul Guilbeau or assigns; and being the same property acquired by Act No.545737."

Property #5**Applicant:** Ricky Calais, RJNA Solutions, LLC.**Property Address:** 205 Fourth Street**Assessment Number:** 6072656**Legal Description:**

"That certain parcel of ground situated within the corporate limits of the VILLAGE OF YOUNGSVILLE, La., being in the Southern Portion of Lot No. Two (2), Block Six (6), of the Plat of Survey prepared by Romain Frances on February 24, 1890, on file with the recorder of Lafayette Parish La., under Act No. 21789, said parcel of ground having a frontage of 44 feet on 4th Street by a

depth between parallel lines of 80 feet and being bounded on the North by the remaining portion of Lot No. 2, on the South by property owned by Wilton Boudreaux; acquired by 366968, the East by a portion of Lot No. 2 of said Block No. 6, and on the West by 4th Street. Being a portion of the same property acquired by Walter Thibeaux under Act No. 233757 of the records of the Clerk of Court's Office for the Parish of Lafayette, La. and being the same property acquired by Henry Thibeaux by Act No. 366966 & 366967 of the records of the Clerk of Court Office for the Parish of Lafayette, Louisiana."

Property #6

Applicant: Claude Alexander III

Property Address: 222 Hibou Road

Assessment Number: 6012723

Legal Description:

"That certain parcel of ground together with all improvements thereon, located in Section 36, Township 8 South, Range 3 East, and Section 31, Township 8 South, Range 4 East, of the Parish of Lafayette, Louisiana, containing 2.0 acres, more or less, and being part of property acquired by Vendor, JOSEPH HOUSTON BENOIT, by dation en paiement from Aristille Benoit and Regina Roger Benoit, recorded as Act No. 79-31259 of the Conveyance Records of Lafayette Parish and bounded now or formerly as follows: North by JOSEPH HOUSTON BENOIT, South by Saul Benoit; East by Dallas Wingate, and West by a road running North and South from the main highway leading from Vatican to Carencro, Louisiana, and being more fully described as the Rectangle ABCD outlined in red on the attached sketch."

Property #7

Applicant: Ricky Calais, RJNA Solutions, LLC.

Property Address: 302 Second Street

Assessment Number: 6016641

Legal Description:

"One certain strip or parcel of land, situated with the CORPORATE LIMITS of the VILLAGE OF YOUNGSVILLE, LOUISIANA; measuring TWENTY (20) feet frontage on 2nd STREET by a depth between parallel lines of ONE HUNDRED FEET (120) feet; bounded on the NORTH by Anthony Hulin and property vendor, SOUTH by ALBERT VINCENT or assigns, on WEST by CLIFFORD THEALL or assigns. Being a part of lot 7, block 10, acquired by vendor from ELLIS P. BROUSSARD, under ACT No. 220148 of the CLERK OF COURT'S RECORDS, LAFAYETTE, PARISH, LOUISIANA.

AND ALSO:

That certain strip or parcel of land, situated with the CORPORATE LIMITS of the VILLAGE OF YOUNGSVILLE, LOUISIANA; adjacent and joining the property above described; measuring by a width of TWENTY (20) feet and a length of SIXTY (60) feet; bounded on the NORTH by property of vendor, WEST by CLIFFORD THEALL or assigns, SOUTH by property first above described or property of vendor, EAST by ANTHONY HULIN or assigns. Being a part of lots 7 and 8 of block 10, property acquired by vendor, above, from ELLIS P. BROUSSARD, under ACT NO. 220148 of the CLERK OF COURT'S RECORDS, LAFAYETTE PARISH, LOUISIANA."

SECTION 3: Following completion by Lafayette City and Parish Consolidated Government of the bidding process preceding sale, and thereafter the acquiring person's compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by La. R.S. 47:2286 *et seq.*; and

b) the notice requirement imposed by Ch. 72-15(c) of the Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(c) of the Code of Ordinances;

the Administrator (as defined in Sec. 72-12) shall upon request of the acquiring person cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale substantially in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause the acquiring person to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court's conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth at Ch. 72-16(e) of the Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(d) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

SECTION 6: Sale of the Property is conditioned upon compliance with the dictates of this resolution, including the following:

1) The acquiring person is not a tax debtor or owner of the Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

2) The acquiring person is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the City Council and the Lafayette Parish Council;

3) The acquiring person shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of Lafayette City-Parish Consolidated Government, in order to verify compliance with any conditions imposed on the sale;

4) Compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Code of Ordinances; and,

5) Applicants' adherence to that property renovation plan attached hereto as Exhibit 2.

SECTION 7: Should any suspensive condition prohibited by this resolution come to pass, or any resolatory condition required by this resolution cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale.

SECTION 8: All resolutions, or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to a vote, the results were as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

AND the resolution was declared adopted on this, the 22nd day of April, 2025.

JOSEPH GORDON-WILTZ
LAFAYETTE CLERK OF COUNCIL

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

PARISH OF LAFAYETTE, a political subdivision of the State of Louisiana, represented herein by Monique B. Boulet, its duly authorized Mayor-President, whose mailing address is 705 West University Avenue, Lafayette, Louisiana 70506

referred to as "Seller," who, being duly authorized by Parish Resolution No. PR- -2025 of the Lafayette Parish Council, declared that:

Seller sells and conveys, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

PURCHASER, marital status, whose mailing address is address of purchaser

referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "_____dollars and _____cents" (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent
witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

Debbie Sonnier

By: _____
Monique B. Boulet
Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____
Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6017118

Property Address: 119 Argus Street

"One Certain parcel of ground situated in the Town of Milton, Parish of Lafayette, described as follows: The Eastern one hundred feet of Lots 16, 17, 18 and 19 of Block 3 of the Village of Milton, Louisiana. The said parcel of ground *[sic]* measuring one hundred feet on Grand North Avenue by a depth between parallel lines of one hundred feet and is bounded on the North by Lot 20 of said Block 3, on the South by Lamar Street, on the East by Grand North Avenue and on the West by the remaining 25 feet of said lots 16, 17, 18, 19 and of said Block 3 of the Village of Milton, Louisiana, as more fully shown on a plat of survey of said Village of Milton, Louisiana of record in the office of the Clerk of Court of Lafayette, Parish, Louisiana."

Exhibit 2

Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to build a single-family unit, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

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Seller sells and conveys, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

**PURCHASER, marital status, whose mailing address is
address of purchaser**

referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "_____ dollars and _____ cents" (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

Debbie Sonnier

By: _____
Monique B. Boulet
Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.
WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____
Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6045614

Property Address: 504 Avenue A

"One certain parcel of ground, or part of lot, situated in Youngsville, Louisiana, measuring FORTY-EIGHT (48) feet front on "A" Avenue, by a depth of ONE HUNDRED, NINETY-TWO (192) feet, being the east half of Lot No. 6 of Block No 4, of plat of survey made on February 24. 1890, copy of which is attached to Act No. 21789; bounded on the north by Lot. No. 3 of said Block 4, on the south by "A" Avenue, on the east by Lot No. 5 of said block, and on the west by west half of Lot. 6.

And also that strip of ground at southwest corner of Lot 5 of said block 4, measuring 20 feet by a depth of approximately one hundred twenty-five (125) feet; bounded on the north by property of Louis Langlinais, on the south by said "A" Avenue, on the east by property of Bo Harrison or his son, and on the west by Lot No. 6, of said block 4 being the property first above described."

Exhibit 2

Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to build a single-family unit, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

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referred to as "Seller," who, being duly authorized by Parish Resolution No. PR- -2025 of the Lafayette Parish Council, declared that:

Seller sells and conveys, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

**PURCHASER, marital status, whose mailing address is
address of purchaser**

referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "_____ dollars and _____ cents" (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

By: _____

Monique B. Boulet
Lafayette Mayor-President

Debbie Sonnier

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

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competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6011119

Property Address: 200 Belizare Street

“A certain parcel of land, together with all improvements thereon, situated in the town of Carencro, Louisiana, measuring one hundred (100) feet on its northern boundary, one hundred (100) feet on its southern boundary, two hundred (200) feet on its eastern boundary and one hundred eight (108) feet, more or less, on its western boundary, and bounded northerly by a drainage canal or land of A.R. Brasseaux or assigns, South by land of Mrs. Sidney Arceneaux or assigns, easterly by a street or land of C.A. Bernard or assigns and westerly by land of Regina Carmouche.
Address known as 200 Belizare, Carencro, Louisiana, 70520.”

Exhibit 2

Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to remodel or build a single-family unit, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

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**PURCHASER, marital status, whose mailing address is
address of purchaser**

referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "_____dollars and _____cents" (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent
witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

Debbie Sonnier

By: _____
Monique B. Boulet
Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.
WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6017036

Property Address: 106 Fourth Street

“That the certain parcel of ground with all of improvements situated in the Village of Youngsville, Parish of Lafayette and being situated being a portion of LOT FIVE (5) of BLOCK FOUR as per plat by Romain Francez, a copy of which is attached to Act 21789 of the records of Lafayette Parish, the said parcel having 67 feet front on Fourth Street by a depth between parallel lines of 96 feet and is bounded North by Lot Four, and the properties of Wencelas Boudreaux, and Mrs. Martha L. Guilbeaux, or assigns, South by a portion of Lot #5, the property of Adolph (Bee) Harrison, or assigns, East by Fourth Street and West by Lot Six, the property of Joseph H. David, and being the same property acquired by John C. Broussard from Frank Joseph Guilbeaux, and Raoul Guilbeaux, by Act of Cash Sale dated June 8, 1977, recorded under Act No. 77-11206 of the records of Lafayette Parish, LA.”

“That certain parcel of ground, together with all buildings and improvements thereon, being situated in the village of Youngsville, Section 7, Township 11 South, Range 5 East, Ninth Ward, Parish of Lafayette, Louisiana. According to a plat of survey prepared by Fred L. Colomb, dated March 30, 1962, being attached to Act No.422873, the property herein described has as frontage of fifty (50) feet on Fourth Street by a depth between parallel lines of approximately seventy-four (74) feet, and is bounded Easterly by Fourth Street Southerly by property of Ladislav Boudreaux or assigns, Westerly by property of Eraste Langlinais or assigns, and Northerly by Reul Guilbeau or assigns; and being the same property acquired by Act No.545737.”

Exhibit 2

Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to improve the property, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

PARISH OF LAFAYETTE, a political subdivision of the State of Louisiana, represented herein by Monique B. Boulet, its duly authorized Mayor-President, whose mailing address is 705 West University Avenue, Lafayette, Louisiana 70506

referred to as "Seller," who, being duly authorized by Parish Resolution No. PR- -2025 of the Lafayette Parish Council, declared that:

Seller sells and conveys, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

PURCHASER, marital status, whose mailing address is address of purchaser

referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "_____dollars and _____cents" (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

Debbie Sonnier

By: _____
Monique B. Boulet
Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6072656

Property Address: 205 Fourth Street

"That certain parcel of ground situated within the corporate limits of the VILLAGE OF VILALGE, La., being in the Southern Portion of Lot No. Two (2), Block Six (6), of the Plat of Survey prepared by Romain Frances on February 24, 1890, on file with the recorder of Lafayette Parish La., under Act No. 21789, said parcel of ground having a frontage of 44 feet on 4th Street by a depth between parallel lines of 80 feet and being bounded on the North by the remaining portion of Lot No. 2, on the South by property owned by Wilton Boudreaux; acquired by 366968, the East by a portion of Lot No. 2 of said Block No. 6, and on the West by 4th Street. Being a portion of the same property acquired by Walter Thibeaux under Act No. 233757 of the records of the Clerk of Court's Office for the Parish of Lafayette, La. and being the same property acquired by Henry Thibeaux by Act No. 366966 & 366967 of the records of the Clerk of Court Office for the Parish of Lafayette, Louisiana."

Exhibit 2

Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to build or remodel a single-family unit, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

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referred to as “Seller,” who, being duly authorized by Parish Resolution No. PR- -2025 of the Lafayette Parish Council, declared that:

Seller sells and conveys, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

**PURCHASER, marital status, whose mailing address is
address of purchaser**

referred to as “Purchaser,” all of Seller’s right, title and interest in and to the property more fully described on Exhibit “1” attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the “Property.”

This sale is made and accepted for and in consideration of the sum of “_____dollars and _____cents” (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent
witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

Debbie Sonnier

By: _____
Monique B. Boulet
Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6012723

Property Address: 222 Hibou Road

“That certain parcel of ground together with all improvements thereon, located in Section 36, Township 8 South, Range 3 East, and Section 31, Township 8 South, Range 4 East, of the Parish of Lafayette, Louisiana, containing 2. 0 acres, more or less, and being part of property acquired by Vendor, JOSEPH HOUSTON BENOIT, by dation en paiement from Aristille Benoit and Regina Roger Benoit, recorded as Act No. 79-31259 of the Conveyance Records of Lafayette Parish and bounded now or formerly as follows: North by JOSEPH HOOSTON BENOIT, South by Saul Benoit; East by Dallas Wingate, and West by a road running North and South from the main highway leading from Vatican to Carencro, Louisiana, and being more fully described as the Rectangle ABCD outlined in red on the attached sketch.”

Exhibit 2

Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to build a single-family unit, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY CASH SALE

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PARISH OF LAFAYETTE, a political subdivision of the State of Louisiana, represented herein by Monique B. Boulet, its duly authorized Mayor-President, whose mailing address is 705 West University Avenue, Lafayette, Louisiana 70506

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Seller sells and conveys, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the Seller, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

PURCHASER, marital status, whose mailing address is address of purchaser

referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "_____dollars and _____cents" (\$_____) cash, which Purchaser has paid to Seller,

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Non-Warranty Cash Sale is an essential condition of this Sale.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Act of Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent
witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

SELLER:

PARISH OF LAFAYETTE

Donna Meaux

By: _____
Monique B. Boulet
Lafayette Mayor-President

Debbie Sonnier

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:

NAME OF PURCHASER

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1

Legal Description

Assessment Number: 6016641

Property Address: 302 Second Street

“One certain strip or parcel of land, situated with the CORPORATE LIMITS of the VILLAGE OF YOUNGSVILLE, LOUISIANA; measuring TWENTY (20) feet frontage on 2nd STREET by a depth between parallel lines of ONE HUNDRED FEET (120) feet; bounded on the NORTH by Anthony Hulin and property vendor, SOUTH by ALBERT VINCENT or assigns, on WEST by CLIFFORD THEALL or assigns. Being a part of lot 7, block 10, acquired by vendor from ELLIS P. BROUSSARD, under ACT No. 220148 of the CLERK OF COURT’S RECORDS, LAFAYETTE, PARISH, LOUISIANA.

AND ALSO:

That certain strip or parcel of land, situated with the CORPORATE LIMITS of the VILLAGE OF YOUNGSVILLE, LOUISIANA; adjacent and joining the property above described; measuring by a width of TWENTY (20) feet and a length of SIXTY (60) feet; bounded on the NORTH by property of vendor, WEST by CLIFFORD THEALL or assigns, SOUTH by property first above described or property of vendor, EAST by ANTHONY HULIN or assigns. Being a part of lots 7 and 8 of block 10, property acquired by vendor, above, from ELIIS P. BROUSSARD, under ACT NO. 220148 of the CLERK OF COURT’S RECORDS, LAFAYETTE PARISH, LOUISIANA.”

Exhibit 2

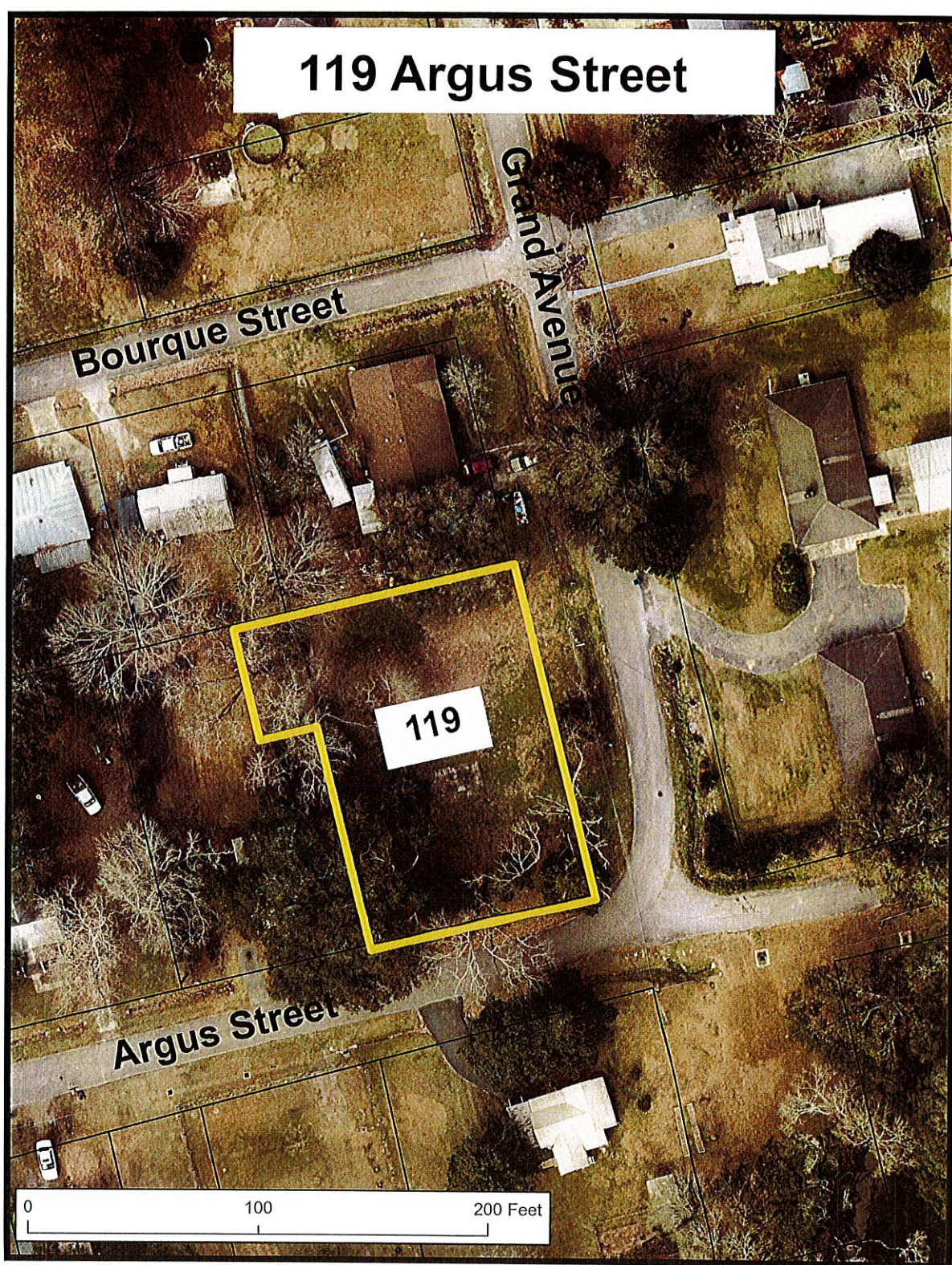
Renovation Plan

This lot is zoned "Parish – Unzoned."

Purchaser's plan is to build a single-family unit, which shall be as follows:

1. Any new construction may be subject to review and approval by the Community Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks, and massing.
2. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
3. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.

119 Argus Street



504 Avenue A

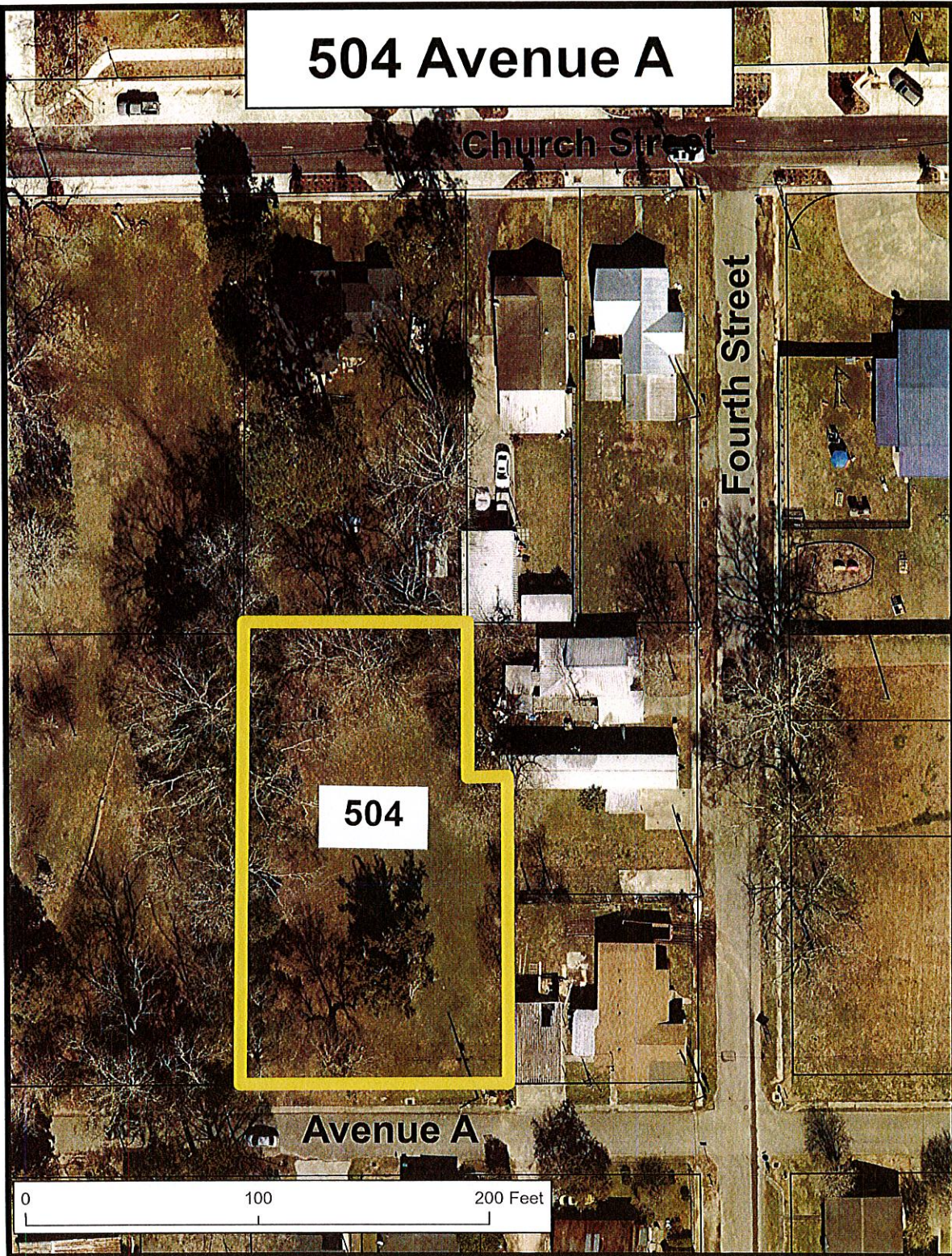
Church Street

Fourth Street

504

Avenue A

0 100 200 Feet



200 Belizare Street



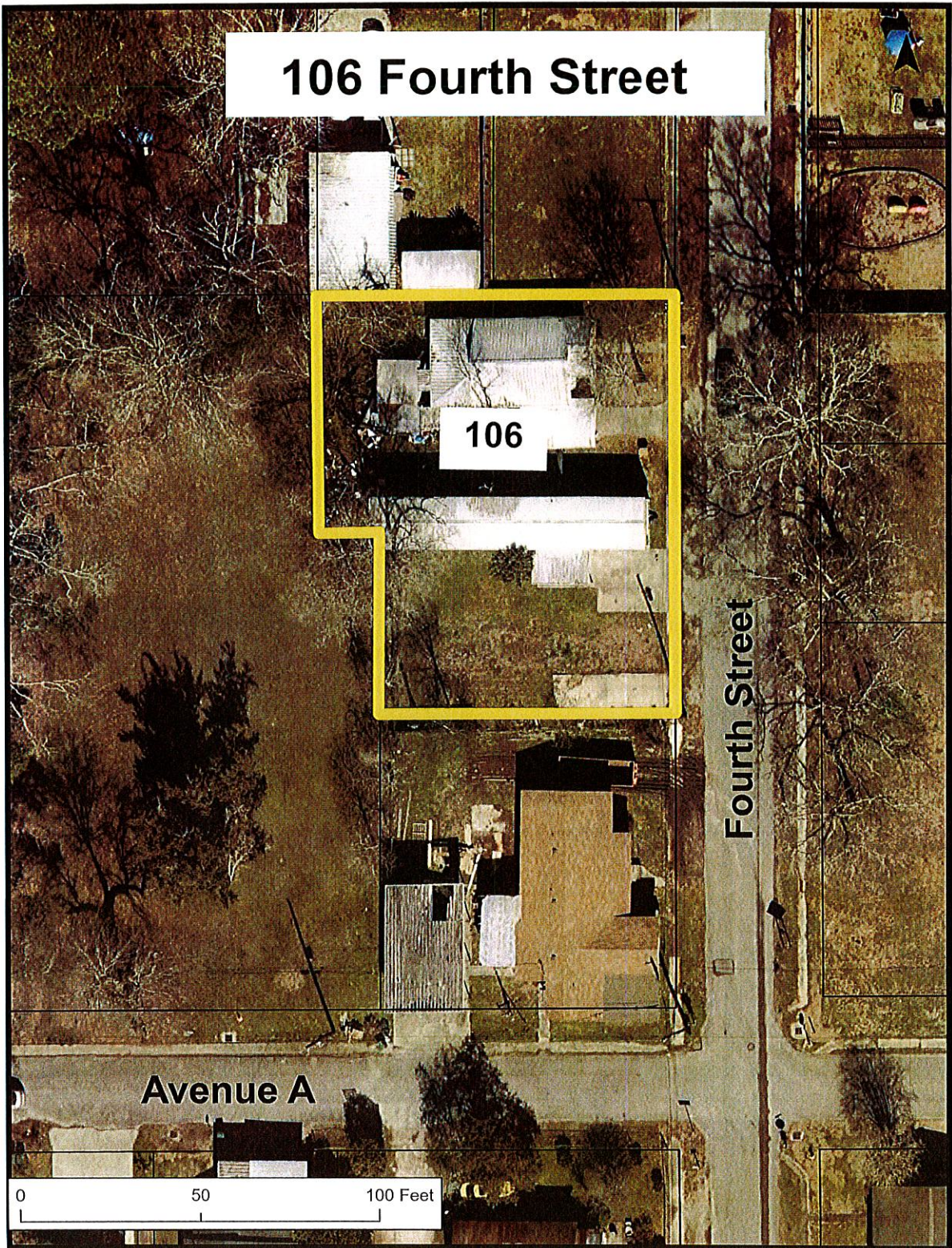
106 Fourth Street

106

Fourth Street

Avenue A

0 50 100 Feet



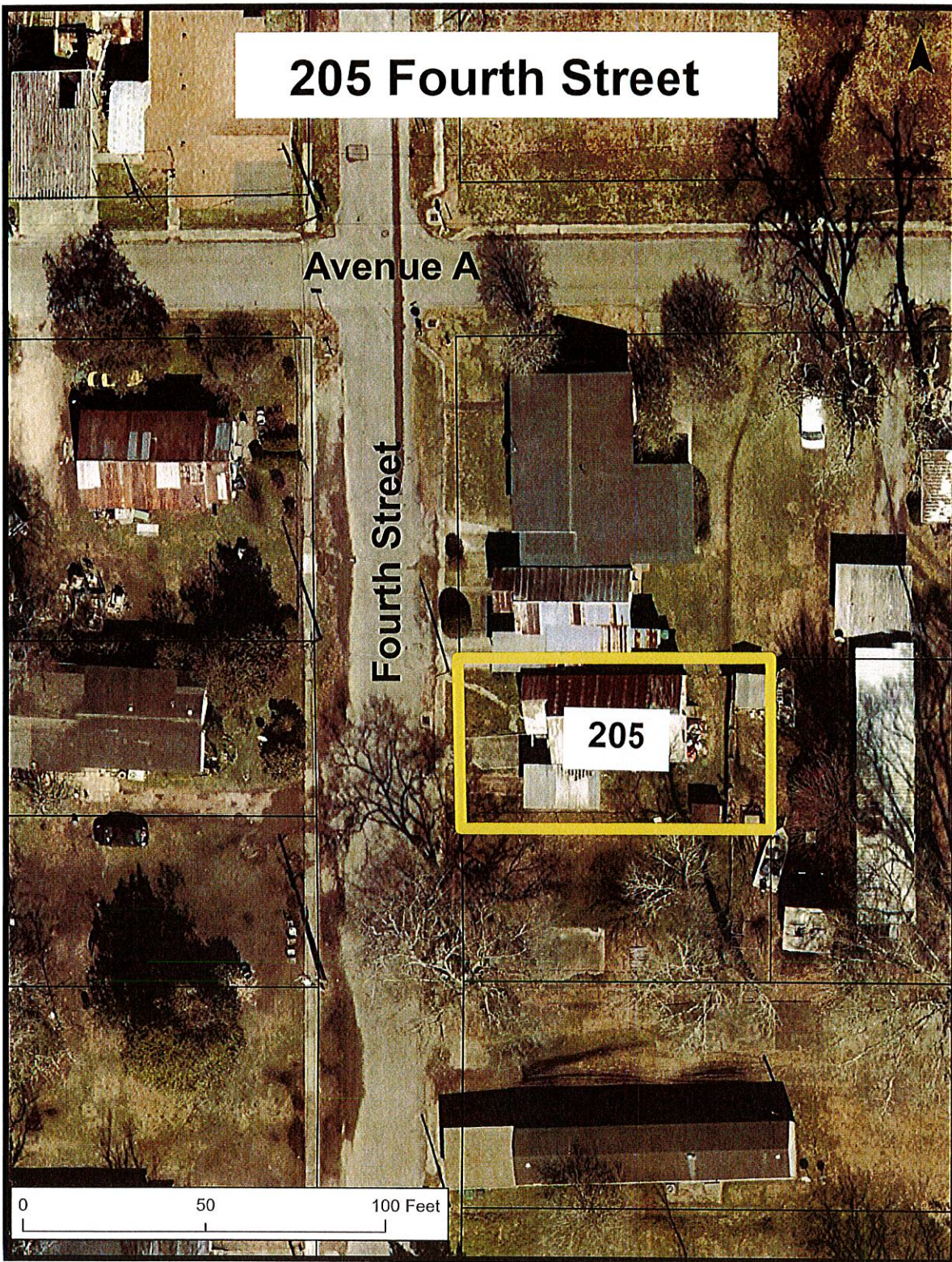
205 Fourth Street

Avenue A

Fourth Street

205

0 50 100 Feet



222 Hibou Road



Hibou Road

Nos Petits Enfants Lane

Hibou Road

222

0 200 400 Feet

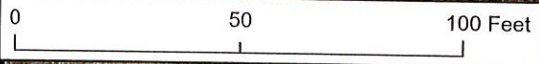
302 Second Street

Avenue B

302

Second Street

Eugene Street



LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- ☐ Sale to Adjoining Property Owner
☒ Sale by Public Bid
☐ Donation to a Qualified Non-Profit

GENERAL INFORMATION

1. Date of Application 1/28/2025
2. Applicant Name Hunter Tujague
3. Business Name _____
4. Non-Profit Name _____ *(if donation)
5. Primary Name Hunter Tujague
6. Mailing Address 509 Esplanade Drive
7. Physical Address 509 Esplanade Drive
8. City, State, Zip Youngville LA 70592
9. Phone Number(s) 337-580-4296
10. Email huntertujague@yahoo.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction _____
2. Assessment No. N/A
3. Municipal Address _____
4. City, State, Zip _____

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6017118
1. Property Address 119 Argus Street
2. City, State, Zip Milton, Louisiana 70558
3. Council Districts Parish District: 4, John Guilbeau
4. Zoning Designation Outside of city district
5. Assessor's Description Residential
6. Property Description (Can be obtained from the Tax Assessor's Website) E 100 ft of lots 16-17-18-19- blk 3 Milton 563379- Lots 20-21 blk 3 Burkett Addition
7. Condition of Property vacant, overgrown
8. Intended Use Build a home.

If available, please provide the following information.

1. Improved Yes ☐ No ☒

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties residential

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
(337) 291-8007

Please mail or hand deliver completed copies to the above to:

Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- In the event of a sale to an adjoining property owner
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
 - An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.

- o The applicant shall be responsible for all aspects of the disposition notification process.
- o The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Hunter Tujague

Name (Printed)

Signature

Laura Hughes
Administrator (Documenting Receipt of Application)

1/28/2025

Date

1/28/2025

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Hunter

Tujague, hereinafter called "Affiant", on this 10th day

of February, 2025, who after being duly sworn, deposed and said:

1. Affiant has applied for the following adjudicated properties:

1. 119 Argus Street 6017118

2. 615 Lafayette Street 6028477

3. _____

2. Affiant is not an owner of the adjudicated properties identified in #1 and #2 above.

3. Affiant is not a tax debtor in the Parish of Lafayette.

Witnesses:

[Signature]

[Signature]

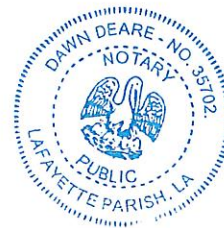
Margaux Tujague
Margaux Tujague

Affiant:

[Signature]

NOTARY PUBLIC:

Dawn Deore



CASE NO. 2025-APD-038

APPLICANT INFORMATION

Applicant Name Hunter Tujague Phone (337-580-4296)
Email huntertujague@yahoo.com
Applicant Address 509 Espasie Drive, Youngsville
Applicant Lives in Neighborhood ☐ Yes ☒ No ☐ N/A
Applicant Services Neighborhood ☐ Yes ☐ No ☒ N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 119 Argus Street, Milton 70558 Assessment No. 6017118
Neighborhood Milton Area Subdivision N/A
City District 10 Parish District 4
Adjudication Status City Parish
Date Adjudicated N/A 2018
Amount of Taxes Owed N/A See note below

Disposition Process Sale - Public Bid Legislative Process Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance c

Minimum Bid Value \$13,490 1st Public Sale \$10,117.50 2nd Public Sale \$4,451.70

*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition Calls for Service 0
Vacant Law Enforcement 0
Maintained Environmental 0
Improved Housing 0

RENOVATION PLAN *See Attached

Zoning Designation Parish - Unzoned
Meets Zoning Standard for District ☐ Yes ☐ No ☒ N/A
Assessor's Description Residential
Is Consistent with Area Land Use ☒ Yes ☐ No ☐ N/A
Flood Zone X
Will Require Mitigation ☐ Yes ☐ No ☒ N/A

Intended Use Construct New Housing

Description of Intended Use

Purchaser wants to build a home.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. ☒ Yes ☐ No ☐ N/A
2. Applicant is approved for this disposition proceeding. ☒ Yes ☐ No ☐ N/A
3. Applicant will be considered for future disposition proceedings. ☒ Yes ☐ No ☐ N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015. ☐ Yes ☒ No ☐ N/A
5. Confirmed property is adjudicated. ☒ Yes ☐ No ☐ N/A
6. Affidavit(s) have/has been provided. ☒ Yes ☐ No ☐ N/A

Tax information not available at the time of submission.

Conditions not satisfied

- 1
- 2
- 3

Lafayette Parish, LA

Summary

Parcel ID 6017118
 PropertyAddress 119 ARGUS ST
 PARISH,
 Neighborhood Milton Area
 Legal Description E 100FT OF LOTS 16-17-18-19- BLK 3 MILTON 563379-LOTS
 20-21 BLK 3 BURKETT ADDITION
 Acres 0.344
 Sect/Twp/Range
 SubdivisionName
 TaxDistrict 88 - UNINCORPORATED LAFAYETTE PARISH
 Property Use Residential
 Code



Owner Name	Percent Interest	Rate
EASTERN PROPERTIES BMO HARRIS/TAX YEAR 2016	0.00 %	
OSBIRN WILLIAM C	50.00 %	
BOURQUE COURTNEY EVE & OTHERS	50.00 %	
PARISH ADJUDICATION 2017	0.00 %	

Valuation

Assessed Year	2024
Improvement Market Value	\$0
Land Market Value	\$13,490
Total Market Value	\$13,490
Total Assessed Value	\$1,349
Homestead Exemption Value	
Total Taxable Value	\$1,349

Taxes

Year	City	Parish
2024		\$119.00
2023		\$119.00
2022		\$120.00
2021		\$168.00
2020		\$168.00
2019		\$159.00
2018		\$163.00
2017		\$163.00
2016		\$163.00
2015		\$71.00
2014		\$72.00
2013		\$70.00
2012		\$71.00
2011		\$71.00
2010		\$71.00
2009		\$72.00
2008		\$71.00
2007		\$64.00
2006		\$64.00

Land

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.34	AC	\$1,349

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

EASTERN PROPERTIES BMO HARRIS

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES

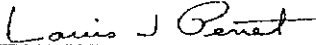
File Number : 2018-00019840

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 06/14/2018

At (Recorded Time) : 10:26:26AM



Doc ID - 041093810002



Do not Detach this Recording Page from Original Document

File Number: 2018-00019840 Seq: 1

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS: EASTERN PROPERTIES BMO HARRIS/TAX YEAR 2016, OSBIRN WILLIAM C, BOURQUE
COURTNEY EVE & OTHERS

ASSESSMENT NUMBER: 6017118

PROPERTY DESCRIPTION: PARCEL NUMBER: 6017118
E 100FT OF LOTS 16-17-18-19- BLK 3 MILTON 563379-LOTS 20-21 BLK 3 BURKETT ADDITION

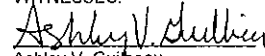
TAXES	162.66
INTEREST	9.76
CERT. NOTICE	25.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	150.00
RECORDING FEE	90.00
IP RESEARCH SRI FEE	

TOTAL AMOUNT ADJUDICATED: 597.42

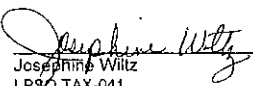
BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2127, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2153, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs for the year(s) of 2017 at the Parish Government Building of this Parish of Lafayette on June 6th thru June 7th A.D. 2018 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 6th day of May 2018 and the 20th day of May 2018, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 6th thru the 7th day of June 2018 and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2153, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Mark T. Garber, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2196, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 11th day of June in the year of our Lord two thousand eighteen in the presence of Ashley V. Guilbeau, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES:


Ashley V. Guilbeau


Chief Dupty Tax Collector
Faron Hollis


Josephine Wiltz
LPSO TAX-041

**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- ☐ Sale to Adjoining Property Owner
☒ Sale by Public Bid
☐ Donation to a Qualified Non-Profit

GENERAL INFORMATION

1. Date of Application 8-30-24
2. Applicant Name Ricky Calais
3. Business Name RJNA Solutions
4. Non-Profit Name N/A *(If donation)
5. Primary Name _____
6. Mailing Address 401 Iberia St Unit 575
7. Physical Address 401 Iberia St
8. City, State, Zip Youngsville, LA 70592
9. Phone Number(s) 337-658-5261
10. Email Calaisrickt@gmail.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction _____
2. Assessment No. _____
3. Municipal Address _____
4. City, State, Zip _____

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6045614
1. Property Address 504 Avenue A
2. City, State, Zip Youngsville, LA 70592
3. Council Districts _____
4. Zoning Designation _____
5. Assessor's Description _____
6. Property Description (Can be obtained from the Tax Assessor's Website) _____
P Lot 5 BLK 4 Town of Youngsville (0.974 AC) (20x125)
7. Condition of Property Vacant and in good shape
8. Intended Use Reinvest into the community
Improve the property to reinvest into the community

If available, please provide the following information.

1. Improved

Yes ☐

No ☐

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties _____

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
(337) 291-8007

Please mail or hand deliver completed copies to the above to:

Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- In the event of a sale to an adjoining property owner
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
 - An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.

- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Rick Colais

Name (Printed)

[Signature]

Signature

8/30/24

Date

[Signature]

Administrator (Documenting Receipt of Application)

8/30/24

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Ricky Calais
_____, hereinafter called "Landowner", on this 30th day
of August, 2024, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

- | | |
|--|---------|
| 1. 504 Avenue A, Youngsville, LA | 6045614 |
| 2. 106 Fourth St., Youngsville, LA | 6017036 |
| 3. 205 Fourth St., Youngsville, LA | 6072656 |
| 4. 302 Second St., Youngsville, LA | 6016641 |
| 5. 206 Romero St., Youngsville, LA | 6057757 |
| 6. 1618 E Milton Ave., Youngsville, LA | 6080158 |
| 7. 907 Louisiana Ave., Lafayette, LA | 6017966 |

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Desiree LeBlanc

Landowner:

Ricky Calais

Cole J. Griffin

NOTARY PUBLIC:

Cole J. Griffin

COLE J. GRIFFIN
NOTARY PUBLIC
STATE OF LOUISIANA
NOTARY NO. 81090
MY COMMISSION IS ISSUED FOR LIFE

CASE NO. 2025-APD-039			
APPLICANT INFORMATION			
Applicant Name	Ricky Calais	Phone	(337) 658-5261
		Email	calaisricky@gmail.com
Applicant Address	401 Iberia Street Unit 575	Applicant Municipality	Lafayette
Applicant Lives in Neighborhood		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Applicant Services Neighborhood		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
If yes, in what capacity?	N/A		
ADJUDICATED PROPERTY INFORMATION			
Property Address	504 Avenue A	Assessment No.	6045614
Neighborhood	Old Youngsville-Highland Ridge	Subdivision	N/A
City District	10	Parish District	3
Adjudication Status	City	Parish	
Date Adjudicated	N/A	1999	
Amount of Taxes Owed	N/A	See note below	
Disposition Process	Sale - Public Bid	Legislative Process	Other
<small>*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con</small>			
Minimum Bid	Value	\$22,730.00	1st Public Sale \$17,047.50 2nd Public Sale \$7,500.90
<small>*Minimum bid used in public sale process as per 72.30 (f) and 72.31©</small>			
Property Condition	Calls for Service	0	
Vacant	Law Enforcement	0	
Maintained	Environmental	0	
Not Improved	Housing	0	
RENOVATION PLAN <small>*See Attached</small>			
Zoning Designation	Parish - Unzoned		
Meets Zoning Standard for District	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Assessor's Description	Residential		
Is Consistent with Area Land Use	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
Flood Zone	X		
Will Require Mitigation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
Intended Use	Construct New Housing		
Description of Intended Use	Purchaser wants to improve the property and build a new home to reinvest into the community.		
Administrator Notes			
1. Applicant satisfies conditions as established in LCG O-166-2015.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A	
2. Applicant is approved for this disposition proceeding.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A	
3. Applicant will be considered for future disposition proceedings.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A	
4. Applicant does not satisfy conditions established in LCG O-166-2015.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	
5. Confirmed property is adjudicated.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A	
6. Affidavit(s) have/has been provided.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> N/A	
Tax information not available at the time of submission.			
Conditions not satisfied			
1			
2			
3			

Lafayette Parish, LA

Summary

Parcel ID 6045614
 PropertyAddress 504 AVENUE A
 YOUNGSVILLE
 Neighborhood Old Youngsvl-HighlandRidge/BeaconHills/Shadowbrook
 Legal Description P LOT 5 BLK 4 TOWN OF YOUNGSVILLE (0.574 AC)(20X125)
 E/2 LOT 6 BLK 4 TOWN OF YOUNGSVILLE (0.212 AC)(48X192)
 Acres 0.505
 Sect/Twp/Range 7/ 11/ 5
 SubdivisionName
 TaxDistrict 06 - YOUNGSVILLE
 Property Use Residential
 Code



Owner Name	Percent Interest	Role Type
LANGLINAIS ERASTE (ESTATE)	100.00 %	ON
PARISH ADJUDICATION 1998	0.00 %	AJ

Valuation

Assessed Year	2024
Improvement Market Value	\$0
Land Market Value	\$22,730
Total Market Value	\$22,730
Total Assessed Value	\$2,273
Homestead Exemption Value	
Total Taxable Value	\$2,273

Taxes

Year	City	Parish
2024	\$25.00	\$197.00
2023	\$27.00	\$196.00
2022	\$27.00	\$197.00
2021	\$27.00	\$197.00
2020	\$27.00	\$197.00
2019	\$27.00	\$187.00
2018	\$27.00	\$191.00
2017	\$27.00	\$191.00
2016	\$27.00	\$191.00
2015	\$7.00	\$53.00
2014	\$7.00	\$54.00
2013	\$7.00	\$52.00
2012	\$7.00	\$53.00
2011	\$7.00	\$53.00
2010	\$7.00	\$53.00
2009	\$7.00	\$53.00
2008	\$7.00	\$53.00
2007	\$5.00	\$36.00
2006	\$5.00	\$36.00

Land

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.5	AC	\$2,273

#29-25180

PARISH OF LAFAYETTE

STATE OF LOUISIANA

PROPERTY ADJUDICATED
TO THE PARISH OF LAFAYETTE

For Unpaid Taxes, 19 98

When Sold JUNE 2, 1999

When Recorded JUNE 18, 1999

COB Folio et seq.

Filed in Clerk of Court, Fifteenth
Judicial District

ANGEL ARDOIN
CLERK OF
COURT RECORDER

99-025180

FILE NO

CLERK OF COURT
LAFAYETTE, LA
FILED AND RECORDED
99 JUN 18 AM 9:29

TIB108

CROSS REFERENCE

	KAISER PAUL ANTHONY	-----	116
	KESEL HERMAN J	-----	25
	KIRBY SEVERINE N	-----	17
	KAYTINE CORP.	-----	116-A
L	LANGLIN AIS ERASTE	-----	117
	LAQUE CARMELA SUE DUHON	-----	118
	LAQUE FREDERICK NORTON JR	-----	118
	LASLEY MARELLA SAVOIE	-----	173
	LAURENCE WILLA DEAN &	-----	119
	LAWYER MARY BREAU	-----	120
	LEWIS CHESLEY MITCHELL	-----	121
	LEWIS JACQUELINE MARIE	-----	122
	LEWIS WILLIE MAE SYLVESTER	-----	121
	LILLY PAULETTE MARE	-----	123
	LIVINGS ARTHUR	-----	124
	LOSTON JERMANE ALONZA	-----	125
	LOUIS ANZALONE COMPANIES INC	-----	126
	LOWRY RUFFIN T	-----	127
	LOWRY RUFFIN T	-----	128
	LOWRY RUFFIN T	-----	158
M	MANUEL MARK ANTHONY	-----	129
	MARTIN LEONARD SR	-----	130
	MARTIN LEONARD SR	-----	131
	MATAS M R JR	-----	133
	MATAS MYRA	-----	132
	MATAS MYRA D	-----	133
	MATTHEWS JOHN ALLEN	-----	134
	MATTHEWS MARY ANDRUS	-----	134
	MCZEAL GLYNN R	-----	135
	MCZEAL GLYNN R	-----	136
	MCZEAL LYDIA	-----	137
	MITCHELL RICHARD	-----	138
	MONTGOMERY ELISABETH DENBO	-----	139
	MONTGOMERY RICHARD R	-----	139
	MONTGOMERY RICHARD RILEY	-----	140
	MONTGOMERY RICHARD RILEY	-----	141
	MONTGOMERY RICHARD RILEY	-----	142
	MORRISON ANNA	-----	143
	MORRISON CHARLES	-----	143
	MORRISON LEO	-----	143
	MORRISON MARY AUDREY	-----	143
	MORRISON MONA	-----	143
	MORRISON R R	-----	144
	MOUTON LEUFROY B	-----	25
	MOUTON LUCY & OTHERS	-----	145
	MOUTON PATRICK	-----	146
N	NAPOLITANO GINA VICTORIA	-----	147
	NICHOLS R J	-----	148
	NICHOLS R J	-----	149
	NICHOLS R J	-----	150
	NICKERSON BESSIE M	-----	17
	NICKERSON CHARLES	-----	17

NAME AND DESCRIPTION OF PROPERTY

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WARD NO. 9 ASSESSMENT NO. 00045614

LANGLINAIS ERASTE

P LOT 5 BLK 4 ON AVE A (20X125) E 1/2 OF LOT 6 BLK 4 ON AVE A
(48X192) (SEC 0 T11S R5E)

FOR 1998 ASSESSMENT 430

COLLECTOR'S COST, MAKING, RECORDING AND COPY OF DEED, ETC \$ 25.00

REGISTERED NOTICE & ADVERTISING \$ 45.00

PARISH TAX \$ 36.64

**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- ☐ Sale to Adjoining Property Owner
☒ Sale by Public Bid
☐ Donation to a Qualified Non-Profit

GENERAL INFORMATION

1. Date of Application 2/13/2025
2. Applicant Name Craig Washington
3. Business Name _____
4. Non-Profit Name _____ *(If donation)
5. Primary Name 200 Chadwick Dr.
6. Mailing Address 200 Chadwick Dr.
7. Physical Address 200 Chadwick Dr.
8. City, State, Zip Lafayette, LA 70501
9. Phone Number(s) 337-852-3239
10. Email craigwashington777@yahoo.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction _____
2. Assessment No. N/A
3. Municipal Address _____
4. City, State, Zip _____

N/A

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6011119
1. Property Address 200 Belizare Street
2. City, State, Zip Carencro, Louisiana 70520-3127
3. Council Districts Parish District: 5
4. Zoning Designation Outside of the City of Lafayette
5. Assessor's Description Residential
6. Property Description (Can be obtained from the Tax Assessor's Website) SEC 121 T8S R4E (100X100X200X108) LAND HAS HOUSE
7. Condition of Property Maintained
8. Intended Use Single family home

If available, please provide the following information.

1. Improved

Yes ☐

No ☒

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties Residential, some commercial

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

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Lafayette, LA 70502

Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
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- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
 - An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.

- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

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Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

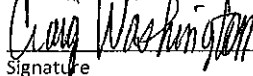
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The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Craig Washington

Name (Printed)



Signature

2/13/2025

Date

Laura Hughes

2/13/2025

Administrator (Documenting Receipt of Application)

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Craig
Washington, hereinafter called "Landowner", on this 3rd day
of April, 2025, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.
Address: 200 Belizare Street Assess. Number: 6011119
2. Landowner is not an owner of the adjudicated property identified in #1 above.
3. Landowner is not a tax debtor in the Parish of Lafayette.

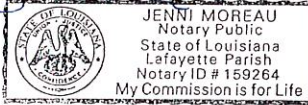
Witnesses:

Laura Hughes
LAURA HUGHES
Tammie Robertson
Tammie Robertson

Landowner:

Craig Washington

NOTARY PUBLIC:

Jenni Moreau


CASE NO. 2025-APD-040

APPLICANT INFORMATION

Applicant Name Craig Washington

Phone (337) 852-3239

Email craigwashington777@yahoo.com

Applicant Address 200 Chadwick Dr.

Applicant Municipality Lafayette

Applicant Lives in Neighborhood

☐ Yes ☐ No ☒ N/A

Applicant Services Neighborhood

☐ Yes ☐ No ☒ N/A

If yes, in what capacity?

N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 200 Belizare Street

Assessment No. 6011119

Neighborhood Old Carencro Area

Subdivision N/A

City District 10

Parish District 5

Adjudication Status

City

Parish

Date Adjudicated

N/A

2021

Amount of Taxes Owed

N/A

\$1,944.73

Disposition Process Sale - Public Bid

Legislative Process

Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance c

Minimum Bid Value \$11,240 1st Public Sale \$8,430.00 2nd Public Sale \$3,709.20

*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition

Calls for Service

0

House Present - Me

Law Enforcement

0

Maintained

Environmental

0

Improved

Housing

0

RENOVATION PLAN *See Attached

Zoning Designation Parish - Unzoned

Meets Zoning Standard for District

☐ Yes ☐ No ☒ N/A

Assessor's Description

Residential

Is Consistent with Area Land Use

☒ Yes ☐ No ☐ N/A

Flood Zone

AE

Will Require Mitigation

☒ Yes ☐ No ☐ N/A

Intended Use

Occupy Existing House for Occupancy

Description of Intended Use

Purchaser wants to refurbish the house as needed and sell or rent a single family home.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015.

☒ Yes

☐ No

☐ N/A

2. Applicant is approved for this disposition proceeding.

☒ Yes

☐ No

☐ N/A

3. Applicant will be considered for future disposition proceedings.

☒ Yes

☐ No

☐ N/A

4. Applicant does not satisfy conditions established in LCG O-166-2015.

☐ Yes

☒ No

☐ N/A

5. Confirmed property is adjudicated.

☒ Yes

☐ No

☐ N/A

6. Affidavit(s) have/has been provided.

☒ Yes

☐ No

☐ N/A

Conditions not satisfied

1

2

3

Lafayette Parish, LA

Summary

ParcelID 6011119
 PropertyAddress 200 BELIZARE ST
 CARENCRO,
 Neighborhood Old Carencro Area
 Legal Description SEC 121 T8S R4E (100X100X200X108) LAND HAS HOUSE
 @132 ON 6034930
 Acres 0.397
 Sect/Twp/Range 119/ 8/ 4
 SubdivisionName
 TaxDistrict 03 - CARENCRO
 Property Use Residential
 Code



Owner Name	Percent Interest	Role
MORALES DELIA	100.00 %	
CARENCRO CITY/PARISH ADJUDICATION 2020	0.00 %	

Valuation

Assessed Year	2024
Improvement Market Value	\$0
Land Market Value	\$11,240
Total Market Value	\$11,240
Total Assessed Value	\$1,124
Homestead Exemption Value	
Total Taxable Value	\$1,124

Taxes

Year	City	Parish
2024	\$5.00	\$97.00
2023	\$5.00	\$97.00
2022	\$5.00	\$97.00
2021	\$5.00	\$98.00
2020	\$5.00	\$97.00
2019	\$5.00	\$91.00
2018	\$5.00	\$93.00
2017	\$5.00	\$98.00
2016	\$5.00	\$98.00
2015	\$4.00	\$78.00
2014	\$4.00	\$79.00
2013	\$4.00	\$77.00
2012	\$4.00	\$78.00
2011	\$4.00	\$79.00
2010	\$4.00	\$78.00
2009	\$4.00	\$79.00
2008	\$4.00	\$79.00
2007	\$4.00	\$80.00
2006	\$4.00	\$80.00

Land

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.39	AC	\$1,124

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

MORALES, DELIA

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES

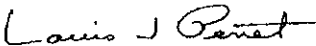
File Number : 2021-00027858

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana.


Clerk of Court

On (Recorded Date) : 06/18/2021

At (Recorded Time) : 8:46:41AM



Doc ID - 043234040002



Do not Detach this Recording Page from Original Document

File Number: 2021-00027858 Seq: 1

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS: MORALES DELIA

ASSESSMENT NUMBER: 6011119

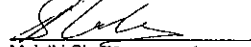
PROPERTY DESCRIPTION: PARCEL NUMBER: 6011119
SEC 121 T8S R4E (100X100X200X108)

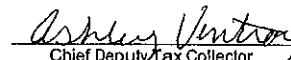
TAXES	102.69
INTEREST	6.16
CERT. NOTICE	25.00
IP RESEARCH SRI FEE	100.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	150.00
RECORDING FEE	
TOTAL AMOUNT ADJUDICATED:	543.85

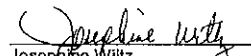
BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2127, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2153, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs for the year(s) of 2020 at the Parish Government Building of this Parish of Lafayette on June 9th thru June 10th A.D. 2021 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 2nd day of May 2021 and the 16th day of May 2021, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 9th thru the 10th day of June 2021 and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2153, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2196, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 15th day of June in the year of our Lord two thousand twenty-one in the presence of Malathi Shetty, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES:


 Malathi Shetty


 Chief Deputy Tax Collector
 Ashley Ventroy


 Josephine Wiltz
 LPSO TAX-041

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 0017036
1. Property Address 106 Fourth St.
2. City, State, Zip Youngsville, LA 70592
3. Council Districts _____
4. Zoning Designation _____
5. Assessor's Description _____
6. Property Description (Can be obtained from the Tax Assessor's Website) P Lot 5 BLK 4 Town of Youngsville (0.148 Ac) (67,96) P Lot 5 BLK 4 Town of Youngsville (0.085 Ac) (50,74)
7. Condition of Property Vacant and in good shape
8. Intended Use Improve the property to reinvest into the community.

If available, please provide the following information.

1. Improved

Yes ☐

No ☐

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties _____

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
(337) 291-8007

Please mail or hand deliver completed copies to the above to:

Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - **An applicant or bidder cannot be a tax debtor or an owner of the property applied for.**
- In the event of a sale to an adjoining property owner
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.

- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Ricky Colais

Name (Printed)

[Signature]

Signature

[Signature]
Administrator (Documenting Receipt of Application)

8/30/24

Date

8/30/24

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Ricky Colais
_____, hereinafter called "Landowner", on this 30th day
of August, 2024, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

- | | |
|--|---------|
| 1. 504 Avenue A, Youngsville, LA | 6045614 |
| 2. 106 Fourth St., Youngsville, LA | 6017036 |
| 3. 205 Fourth St., Youngsville, LA | 6072656 |
| 4. 302 Second St., Youngsville, LA | 6016641 |
| 5. 206 Romero St., Youngsville, LA | 6057757 |
| 6. 1618 E Milton Ave., Youngsville, LA | 6080158 |
| 7. 907 Louisiana Ave., Lafayette, LA | 6017966 |

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Desiree LeBlanc

Landowner:

Ricky Colais

Cole J. Griffin

NOTARY PUBLIC:

Cole J. Griffin

COLE J. GRIFFIN
NOTARY PUBLIC
STATE OF LOUISIANA
NOTARY NO. 81090
MY COMMISSION IS ISSUED FOR LIFE

CASE NO. 2025-APD-041

APPLICANT INFORMATION

Applicant Name Ricky Calais

Phone (337) 658-5261

Email calaisricky@gmail.com

Applicant Address 401 Iberia Street Unit 575

Applicant Municipality Lafayette

Applicant Lives in Neighborhood

☐ Yes ☒ No ☒ N/A

Applicant Services Neighborhood

☐ Yes ☐ No ☒ N/A

If yes, in what capacity?

N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 106 Fourth Street

Assessment No. 6017036

Neighborhood Old Youngsville-Highland Ridge

Subdivision N/A

City District 10

Parish District 3

Adjudication Status

City

Parish

Date Adjudicated

N/A

2021

Amount of Taxes Owed

N/A

\$4,141.29

Disposition Process Sale - Public Bid

Legislative Process

Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$74,490.00 1st Public Sale \$55,867.50 2nd Public Sale \$24,581.70

*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition

Calls for Service

0

Vacant

Law Enforcement

0

Maintained

Environmental

0

Not Improved

Housing

0

RENOVATION PLAN *See Attached

Zoning Designation Parish - Unzoned

Meets Zoning Standard for District

☐ Yes ☐ No ☒ N/A

Assessor's Description

Residential

Is Consistent with Area Land Use

☒ Yes ☐ No ☐ N/A

Flood Zone

X

Will Require Mitigation

☐ Yes ☐ No ☒ N/A

Intended Use

Construct New Housing

Description of Intended Use

Purchaser wants to improve the property and build a new home to reinvest into the community.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015.

☒ Yes

☐ No

☐ N/A

2. Applicant is approved for this disposition proceeding.

☒ Yes

☐ No

☐ N/A

3. Applicant will be considered for future disposition proceedings.

☒ Yes

☐ No

☐ N/A

4. Applicant does not satisfy conditions established in LCG O-166-2015.

☐ Yes

☒ No

☐ N/A

5. Confirmed property is adjudicated.

☒ Yes

☐ No

☐ N/A

6. Affidavit(s) have/has been provided.

☒ Yes

☐ No

☐ N/A

Conditions not satisfied

1

2

3

Lafayette Parish, LA

Summary

ParcelID 6017036
 PropertyAddress 106 FOURTH ST
 YOUNGSVILLE,
 Neighborhood Old Youngsvl-HighlandRidge/BeaconHills/Shadowbrook
 Legal Description PLOT 5 BLK 4 TOWN OF YOUNGSVILLE (0.148 AC)(67X96) P
 LOT 5 BLK 4 TOWN OF YOUNGSVILLE (0.085 AC)(50X74)
 Acres 0.25
 Sect/Twp/Range 7/ 11/ 5
 SubdivisionName
 TaxDistrict 06 - YOUNGSVILLE
 Property Use Residential
 Code



Owner Name	Percent Interest
MGA VENTURES LLC	100.00 %
YOUNGSVILLE CITY/PARISH ADJUDICATION 2020	0.00 %

Valuation

Assessed Year	2024
Improvement Market Value	\$61,980
Land Market Value	\$12,510
Total Market Value	\$74,490
Total Assessed Value	\$7,449
Homestead Exemption Value	
Total Taxable Value	\$7,449

Taxes

Year	City	Parish
2024	\$82.00	\$646.00
2023	\$57.00	\$420.00
2022	\$57.00	\$420.00
2021	\$57.00	\$422.00
2020	\$57.00	\$421.00
2019	\$57.00	\$400.00
2018	\$57.00	\$409.00
2017	\$57.00	\$409.00
2016	\$57.00	\$409.00
2015	\$51.00	\$365.00
2014	\$51.00	\$370.00
2013	\$51.00	\$358.00
2012	\$51.00	\$367.00
2011	\$51.00	\$368.00
2010	\$51.00	\$367.00
2009	\$38.00	\$276.00
2008	\$25.00	\$183.00
2007	\$19.00	\$142.00
2006	\$19.00	\$141.00

Buildings

- Building 1 - Single Family Residence (Res) IM
- Building 2 - Storage Building/Workshop/Garage Detached
- Building 3 - Singlewide

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

MGA VENTURES LLC

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES


File Number : 2021-00027788

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana.


Clerk of Court

On (Recorded Date) : 06/18/2021

At (Recorded Time) : 8:35:58AM



Doc ID - 043233340002



Do not Detach this Recording Page from Original Document

File Number: 2021-00027788 Seq: 1

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS: MGA VENTURES LLC

ASSESSMENT NUMBER: 6017036

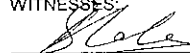
PROPERTY DESCRIPTION: PARCEL NUMBER: 6017036
 P LOT 5 BLK 4 TOWN OF YOUNGSVILLE (0.148 AC)(67X96) P LOT 5 BLK 4 TOWN OF
 YOUNGSVILLE (0.085 AC)(50X74)

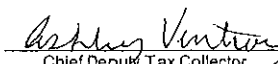
TAXES	478.42
INTEREST	28.71
CERT. NOTICE	25.00
IP RESEARCH SRI FEE	100.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	150.00
RECORDING FEE	
TOTAL AMOUNT ADJUDICATED:	942.13

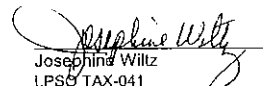
BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2127, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2153, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs for the year(s) of 2020 at the Parish Government Building of this Parish of Lafayette on June 9th thru June 10th A.D. 2021 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 2nd day of May 2021 and the 16th day of May 2021, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 9th thru the 10th day of June 2021 and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2153, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Mark T. Garber, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2196, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 15th day of June in the year of our Lord two thousand twenty-one in the presence of Malathi Shetty, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES:


 Malathi Shetty


 Chief Deputy Tax Collector
 Ashley Ventroy


 Josephine Wiltz
 LPSC TAX-041

**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- ☐ Sale to Adjoining Property Owner
☒ Sale by Public Bid
☐ Donation to a Qualified Non-Profit

GENERAL INFORMATION

- GENERAL INFORMATION
1. Date of Application 8-30-24
 2. Applicant Name Ricky Calais
 3. Business Name RJNA Solutions
 4. Non-Profit Name N/A *(If donation)
 5. Primary Name _____
 6. Mailing Address 401 Iberia St Unit 575
 7. Physical Address 401 Iberia St
 8. City, State, Zip Youngsville, LA 70592
 9. Phone Number(s) 337-658-5261 _____
 10. Email Calaisrickt@gmail.com _____

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction _____
2. Assessment No. _____
3. Municipal Address _____
4. City, State, Zip _____

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 807 2856
1. Property Address 205 Fourth St
2. City, State, Zip Youngsville, LA 70592
3. Council Districts _____
4. Zoning Designation _____
5. Assessor's Description _____
6. Property Description (Can be obtained from the Tax Assessor's Website) _____
South PT LT 2 BLK 6 Youngsville (44x80) (0.081 AC)
7. Condition of Property Vacant and in good shape.
8. Intended Use Improve the property to reinvest into the
community

If available, please provide the following information.

1. Improved

Yes ☐

No ☐

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

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If your Intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
(337) 291-8007

Please mail or hand deliver completed copies to the above to:

Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- In the event of a sale to an adjoining property owner
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
 - An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.

- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Ricky Colais
Name (Printed)

[Signature]
Signature

[Signature]
Administrator (Documenting Receipt of Application)

8/30/24
Date

8/30/24
Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Ricky Calais
_____, hereinafter called "Landowner", on this 30th day
of August, 2024 who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

- | | |
|--|---------|
| 1. 504 Avenue A, Youngsville, LA | 6045614 |
| 2. 106 Fourth St., Youngsville, LA | 6017036 |
| 3. 205 Fourth St., Youngsville, LA | 6072656 |
| 4. 302 Second St., Youngsville, LA | 6016641 |
| 5. 206 Romero St., Youngsville, LA | 6057757 |
| 6. 1618 E Milton Ave., Youngsville, LA | 6080158 |
| 7. 907 Louisiana Ave., Lafayette, LA | 6017966 |

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Desiree LeBlanc

Landowner:

Ricky Calais

Carmel Oka

NOTARY PUBLIC:

Cole J. Griffin

COLE J. GRIFFIN
NOTARY PUBLIC
STATE OF LOUISIANA
NOTARY NO. 81090
MY COMMISSION IS ISSUED FOR LIFE

CASE NO. 2025-APD-042

APPLICANT INFORMATION

Applicant Name Ricky Calais

Phone (337) 658-5261

Email calaisricky@gmail.com

Applicant Address 401 Iberia Street Unit 575

Applicant Municipality Lafayette

Applicant Lives in Neighborhood

☐ Yes ☒ No ☒ N/A

Applicant Services Neighborhood

☐ Yes ☐ No ☒ N/A

If yes, in what capacity?

N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 205 Fourth Street

Assessment No. 6072656

Neighborhood Old Youngsville-Highland Ridge

Subdivision N/A

City District 10

Parish District 3

Adjudication Status

City

Parish

Date Adjudicated

N/A

2018

Amount of Taxes Owed

N/A

See note below

Disposition Process Sale - Public Bid

Legislative Process

Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$29,460.00 1st Public Sale \$22,095.00 2nd Public Sale \$9,721.80

*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition

Calls for Service

0

Vacant

Law Enforcement

0

Maintained

Environmental

0

Not Improved

Housing

0

RENOVATION PLAN *See Attached

Zoning Designation Parish - Unzoned

Meets Zoning Standard for District

☐ Yes

☐ No

☒ N/A

Assessor's Description

Residential

Is Consistent with Area Land Use

☒ Yes

☐ No

☐ N/A

Flood Zone

X

Will Require Mitigation

☐ Yes

☐ No

☒ N/A

Intended Use

Construct New Housing

Description of Intended Use

Purchaser wants to improve the property and build a new home to reinvest into the community.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015.

☒ Yes

☐ No

☐ N/A

2. Applicant is approved for this disposition proceeding.

☒ Yes

☐ No

☐ N/A

3. Applicant will be considered for future disposition proceedings.

☒ Yes

☐ No

☐ N/A

4. Applicant does not satisfy conditions established in LCG O-166-2015.

☐ Yes

☒ No

☐ N/A

5. Confirmed property is adjudicated.

☒ Yes

☐ No

☐ N/A

6. Affidavit(s) have/has been provided.

☒ Yes

☐ No

☐ N/A

Tax information not available at the time of submission.

Conditions not satisfied

1

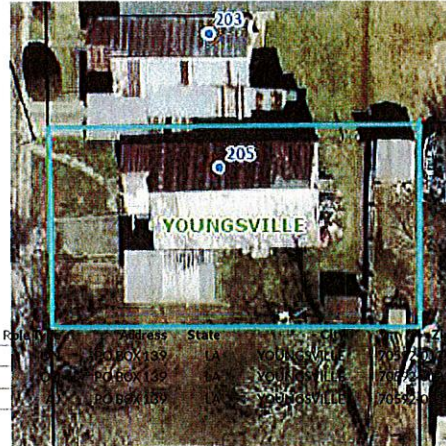
2

3

Lafayette Parish, LA

Summary

Parcel ID 6072656
 PropertyAddress 205 FOURTH ST
 YOUNGVSVILLE,
 Neighborhood Old Youngsvl-HighlandRidge/BeaconHills/Shadowbrook
 Legal Description SOUTH PT LT 2 BLK 6 YOUNGVSVILLE (44X80)(0.081 AC)
 Acres 0.093
 Sect/Twp/Range 7/ 11/ 5
 SubdivisionName
 TaxDistrict 06 - YOUNGVSVILLE
 Property Use Code Residential



Owner Name	Percent Interest	Role	Address	State	City	Zip
WILLIAMS ALBERT CELESTINE (ESTATE)	50.00 %		PO BOX 139	LA	YOUNGVSVILLE	70552
WILLIAMS VERNA MAE YOUNG (ESTATE)	50.00 %		PO BOX 139	LA	YOUNGVSVILLE	70552
YOUNGVSVILLE CITY/PARISH ADJUDICATION 2017	0.00 %		PO BOX 139	LA	YOUNGVSVILLE	70552

Valuation

Assessed Year	2024
Improvement Market Value	\$23,850
Land Market Value	\$5,610
Total Market Value	\$29,460
Total Assessed Value	\$2,946
Homestead Exemption Value	
Total Taxable Value	\$2,946

Taxes

Year	City	Parish
2024	\$32.00	\$255.00
2023	\$33.00	\$241.00
2022	\$33.00	\$241.00
2021	\$33.00	\$241.00
2020	\$33.00	\$241.00
2019	\$32.00	\$229.00
2018	\$32.00	\$234.00
2017	\$32.00	\$234.00
2016	\$32.00	\$234.00
2015	\$26.00	
2014	\$26.00	
2013	\$26.00	
2012	\$26.00	
2011	\$26.00	
2010	\$26.00	
2009	\$26.00	
2008	\$26.00	
2007	\$21.00	
2006	\$21.00	

Buildings

Building 1 - Single Family Residence (Res) IM

Building 2 - Carport/ Porch Detached

Building 3 - Storage Shed (Res) (No Value)

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

WILLIAMS, ALBERT CELESTINE ESTATE

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES

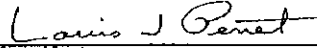
File Number : 2018-00019873

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 06/14/2018

At (Recorded Time) : 10:37:22AM



Doc ID - 041094140002



Do not Detach this Recording Page from Original Document

File Number: 2018-00019873 Seq: 1

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS: WILLIAMS ALBERT CELESTINE (ESTATE), WILLIAMS VERNA MAE YOUNG (ESTATE)

ASSESSMENT NUMBER: 6072656

PROPERTY DESCRIPTION: PARCEL NUMBER: 6072656
SOUTH PT LT 2 BLK 6 YOUNNGSVILLE (44X80)(0.081 AC)

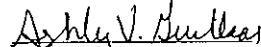
TAXES	266.44
INTEREST	15.99
CERT. NOTICE	25.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	150.00
RECORDING FEE	90.00
IP RESEARCH SRI FEE	

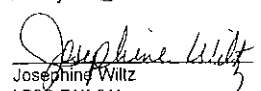
TOTAL AMOUNT ADJUDICATED: 707.43

BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2127, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2153, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs for the year(s) of 2017 at the Parish Government Building of this Parish of Lafayette on June 6th thru June 7th A.D. 2018 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 6th day of May 2018 and the 20th day of May 2018, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 6th thru the 7th day of June 2018 and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2153, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Mark T. Garber, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2196, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 11th day of June in the year of our Lord two thousand eighteen in the presence of Ashley V. Guilbeau, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES:


Ashley V. Guilbeau


Josephine Wiltz
LPSO TAX-041


Chief Dupty Tax Collector
Faron Hollis

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6012723
1. Property Address 222 Hibou Rd
2. City, State, Zip Carencro, La 70520
3. Council Districts Bryan Tabor
4. Zoning Designation Unincorporated Area
5. Assessor's Description LOT 1 SEC 36 T8S R4E(1.994 AC)
6. Property Description (Can be obtained from the Tax Assessor's Website) LOT 1 SEC 36 T8S R4E(1.994 AC)
7. Condition of Property Wooded area
8. Intended Use Build, Single Family Home

If available, please provide the following information.

1. Improved

Yes ☒

No ☐

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties Mixed Use (Trailer/Single Family Homes)

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

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The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Claude Alexander III
Claude Alexander III

Name (Printed) *Claude Alexander III*

Claude Alexander III

Signature

10/07/2024

Date

Administrator (Documenting Receipt of Application)

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Claude Alexander III, hereinafter called "Landowner", on this 7th day of October, 2024, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 222 Hibou Rd Assess. Number: 6012723

2. Landowner is not an owner of the adjudicated property identified in #1 above.
3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses: Joseph L. Tagg Catalon Landowner: Claude Alexander III
Joseph L. Tagg Catalon Claude Alexander III

Yvonne R. Alexander

Yvonne R. Alexander

NOTARY PUBLIC:

Randy R. Ruffolo

Subscribed and sworn to before me in my presence, this 8 day of October, 2024 a Notary Public in and for the Parish of Lafayette State of La.
Randy R. Ruffolo
(Signature) DO 039990
Notary Public
My commission is for life

CASE NO. 2025-APD-044

APPLICANT INFORMATION

Applicant Name Claude Alexander III Phone (337) 371-6912
Email taggland@gmail.com
Applicant Address 241 Town Homes Loop Applicant Municipality Uninc Lafayette
Applicant Lives in Neighborhood ☐ Yes ☒ No ☒ N/A
Applicant Services Neighborhood ☐ Yes ☐ No ☒ N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 222 Hibou Road Assessment No. 6012723
Neighborhood Gendarme Area Subdivision N/A
City District 10 Parish District 1
Adjudication Status City Parish
Date Adjudicated N/A 2007
Amount of Taxes Owed N/A See note below

Disposition Process Sale - Public Bid Legislative Process Other
*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance c
Minimum Bid Value \$29,930 1st Public Sale \$22,447.50 2nd Public Sale \$9,876.90
*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition Calls for Service 0
Vacant Law Enforcement 0
Not Maintained Environmental 0
Not Improved Housing 0

RENOVATION PLAN *See Attached

Zoning Designation Parish - Unzoned
Meets Zoning Standard for District ☐ Yes ☐ No ☒ N/A
Assessor's Description Residential
Is Consistent with Area Land Use ☒ Yes ☐ No ☐ N/A
Flood Zone X
Will Require Mitigation ☐ Yes ☐ No ☒ N/A

Intended Use Construct New Housing
Description of Intended Use
Purchaser wants to clear the land and build a single family home.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. ☒ Yes ☐ No ☐ N/A
2. Applicant is approved for this disposition proceeding. ☒ Yes ☐ No ☐ N/A
3. Applicant will be considered for future disposition proceedings. ☒ Yes ☐ No ☐ N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015. ☐ Yes ☒ No ☐ N/A
5. Confirmed property is adjudicated. ☒ Yes ☐ No ☐ N/A
6. Affidavit(s) have/has been provided. ☒ Yes ☐ No ☐ N/A

Tax information not available at the time of submission.

Conditions not satisfied

- 1
- 2
- 3

Lafayette Parish, LA

Summary

Parcel ID 6012723
 Property Address 222 HIBOU RD
 PARISH,
 Neighborhood Gendarme Area
 Legal Description LOT 1 SEC 36 T8S R4E (1.994 AC)
 Acres 1.961
 Sect/Twp/Range 36/8/3
 SubdivisionName
 Tax District 88 - UNINCORPORATED LAFAYETTE PARISH
 Property Use Code Residential



Owner Name	Percent Interest	Role Type
MILTON JOSEPH ZAVIER	50.00 %	ON
MILTON WILLIE MAE	50.00 %	ON
PARISH ADJUDICATION 2006	0.00 %	AJ

Address	State	City	Zip
222 HIBOU RD	LA	CARENCRO	70520-5745
222 HIBOU RD	LA	CARENCRO	70520-5745
222 HIBOU RD	LA	CARENCRO	70520-5745

Valuation

Assessed Year	2024
Improvement Market Value	\$5,410
Land Market Value	\$24,520
Total Market Value	\$29,930
Total Assessed Value	\$2,993
Homestead Exemption Value	
Total Taxable Value	\$2,993

Taxes

Year	City	Parish
2024		\$264.00
2023		\$261.00
2022		\$261.00
2021		\$262.00
2020		\$262.00
2019		\$249.00
2018		\$254.00
2017		\$254.00
2016		\$254.00
2015		\$214.00
2014		\$217.00
2013		\$211.00
2012		\$215.00
2011		\$216.00
2010		\$216.00
2009		\$217.00
2008		\$216.00
2007		\$181.00
2006		\$180.00

Buildings

Building 1 - Mobile Home Unknown (Res) MH

Land

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	1.96	AC	\$2,452

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
PO Box 2009
800 South Buchanan
Lafayette, LA 70502
(337) 291-6400

First VENDOR

LEMCI INC

First VENDEE

LAFAYETTE PARISH

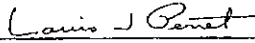
Index Type : Conveyances
Type of Document : Adjudication

File Number : 2007-00019618

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for
Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 05/08/2007

At (Recorded Time) : 11:06:21:000 AM



Doc ID - 014251500002



Do not Delach this Recording Page from Original Document

File Number: 2007-00019618 Seq: 1

STATE OF LOUISIANA
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

OWNERS: LEMCI INC/TAX YEAR 2005, MILTON JOSEPH XAVIER (ET AL)

ASSESSMENT NUMBER: 12723

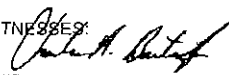
PROPERTY DESCRIPTION: LOT 1 SEC 36 T8S R3E/SEC 31 T8S R4E
(1.994 AC)
S#ML2074C (11516)
06-19790 PARISH TAX DEED 2005 FROM:
JOSEPH XAVIER/WILLIE MAE MILTON
222 HIBOU RD CARENCRO LA 70520-5745

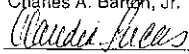
TAXES	179.97
INTEREST	9.00
15% GRASS FEE COMMISSION	1,560.00
CERT. NOTICE	15.00
AD FEES	150.00
DEED PREPARATION FEE	25.00
RECORDING FEE	40.00
TOTAL AMOUNT ADJUDICATED:	1,978.97

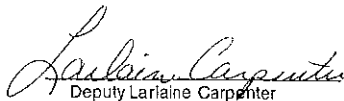
BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2180, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2181, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs, at the Parish Government Building of this Parish of Lafayette on May 2nd thru May 3rd A.D. 2007 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 22nd of April and the 29th day of April, 2007, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 2nd and 3rd day of May 2007, and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2181, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Michael W. Neustrom, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2186, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 9th day of June in the year of our Lord two thousand seven in the presence of Deputy Larline Carpenter, and Deputy Claudia Lucas competent witnesses, who also sign hereunto with me.

WITNESSES:


Chief Deputy Tax Collector
Charles A. Barton, Jr.


Deputy Claudia Lucas


Deputy Larline Carpenter

Recorded, Parish of Lafayette this _____ day of _____, 20 ____, in Conveyance Book No. _____, Folio, et seq.

**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY

- ☐ Sale to Adjoining Property Owner
☒ Sale by Public Bid
☐ Donation to a Qualified Non-Profit

GENERAL INFORMATION

1. Date of Application 8-30-24
2. Applicant Name Ricky Calais
3. Business Name RJNA Solutions
4. Non-Profit Name N/A *(If donation)
5. Primary Name _____
6. Mailing Address 401 Iberia St Unit 575
7. Physical Address 401 Iberia St
8. City, State, Zip Youngsville, LA 70592
9. Phone Number(s) 337-658-5261
10. Email Calaisrickt@gmail.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction _____
2. Assessment No. _____
3. Municipal Address _____
4. City, State, Zip _____

ADJUDICATED PROPERTY INFORMATION

5. Assessment No. 6018641
1. Property Address 302 Second St
2. City, State, Zip Youngsville, LA 70592
3. Council Districts _____
4. Zoning Designation _____
5. Assessor's Description _____
6. Property Description (Can be obtained from the Tax Assessor's Website) PT Lot 7 BLK 10 Youngsville (0.055 Ac) (20x120) PT Lot 8 BLK 10 Youngsville (0.028 Ac) (20x120)
7. Condition of Property Vacant and in good shape
8. Intended Use Improve the property to reinvest into the community.

If available, please provide the following information.

1. Improved

Yes ☐

No ☐

*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

Land Uses of Adjacent and Vicinity Properties _____

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition has been applied could require additional review and approval beyond this process.

RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
(337) 291-8007

Please mail or hand deliver completed copies to the above to:

Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- In the event of a sale to an adjoining property owner
 - The applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
 - The applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
 - An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.

- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

Rick Colais

Name (Printed)

[Signature]

Signature

8/30/24

Date

[Signature]
Administrator (Documenting Receipt of Application)

8/30/24

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Ricky Colais
_____, hereinafter called "Landowner", on this 30th day
of August, 2024, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

- | | |
|--|---------|
| 1. 504 Avenue A, Youngsville, LA | 6045614 |
| 2. 106 Fourth St., Youngsville, LA | 6017036 |
| 3. 205 Fourth St., Youngsville, LA | 6072656 |
| 4. 302 Second St., Youngsville, LA | 6016641 |
| 5. 206 Romero St., Youngsville, LA | 6057757 |
| 6. 1618 E Milton Ave., Youngsville, LA | 6080158 |
| 7. 907 Louisiana Ave., Lafayette, LA | 6017966 |

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:

Desiree LeBlanc

Landowner:

Ricky Colais

Cole J. Griffin

NOTARY PUBLIC:

Cole J. Griffin

COLE J. GRIFFIN
NOTARY PUBLIC
STATE OF LOUISIANA
NOTARY NO. 81090
MY COMMISSION IS ISSUED FOR LIFE

CASE NO. 2025-APD-048

APPLICANT INFORMATION

Applicant Name Ricky Calais Phone (337) 658-5261
401 Iberia Street Unit 575 Email calaisricky@gmail.com
Applicant Address Youngsville, LA 70592 Applicant Municipality Youngsville
Applicant Lives in Neighborhood ☐ Yes ☐ No ☒ N/A
Applicant Services Neighborhood ☐ Yes ☐ No ☒ N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 302 Second Street, Youngsville Assessment No. 6016641
Neighborhood Old Youngsville-Highland Ridge Subdivision N/A
City District 10 Parish District 3
Adjudication Status City Parish
Date Adjudicated N/A 2006
Amount of Taxes Owed N/A \$2,437.28

Disposition Process Sale - Public Bid Legislative Process Other

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance c

Minimum Bid Value \$4,850 1st Public Sale \$3,637.50 2nd Public Sale \$1,600.50

*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition Calls for Service 0
Vacant Law Enforcement 0
Maintained Environmental 0
Improved Housing 0

RENOVATION PLAN *See Attached

Zoning Designation Parish - Unzoned
Meets Zoning Standard for District ☐ Yes ☐ No ☒ N/A
Assessor's Description Residential
Is Consistent with Area Land Use ☒ Yes ☐ No ☐ N/A
Flood Zone X
Will Require Mitigation ☐ Yes ☐ No ☒ N/A

Intended Use Construct New Housing

Description of Intended Use

Purchaser wants to build a home and reinvest in the community.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. ☒ Yes ☐ No ☐ N/A
2. Applicant is approved for this disposition proceeding. ☒ Yes ☐ No ☐ N/A
3. Applicant will be considered for future disposition proceedings. ☒ Yes ☐ No ☐ N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015. ☐ Yes ☒ No ☐ N/A
5. Confirmed property is adjudicated. ☒ Yes ☐ No ☐ N/A
6. Affidavit(s) have/has been provided. ☒ Yes ☐ No ☐ N/A

Conditions not satisfied

- 1
- 2
- 3

Lafayette Parish, LA

Summary

Parcel ID 6016641
 PropertyAddress 302 SECOND ST
 YOUNGSVILLE,
 Neighborhood Old Youngsvl-HighlandRidge/BeaconHills/Shadowbrook
 Legal Description PT LOT 7 BLK 10 YOUNGSVILLE (0.055 AC)(20X120) PT LOT 8
 BLK 10 YOUNGSVILLE (0.028)(20X60)
 Acres 0.08
 Sect/Twp/Range 7/ 11/ 5
 SubdivisionName
 TaxDistrict 06 - YOUNGSVILLE
 Property Use Residential
 Code



Owner Name	Percent Interest
YM5 LLC/TAX YEAR 2004	0.00 %
BOUDREAUX LEONARD	100.00 %
YOUNGSVILLE CITY/PARISH ADJUDICATION 2005	0.00 %

Valuation

Assessed Year	2024
Improvement Market Value	\$0
Land Market Value	\$4,850
Total Market Value	\$4,850
Total Assessed Value	\$485
Homestead Exemption Value	
Total Taxable Value	\$485

Taxes

Year	City	Parish
2024	\$5.00	\$42.00
2023	\$6.00	\$42.00
2022	\$6.00	\$42.00
2021	\$6.00	\$42.00
2020	\$6.00	\$42.00
2019	\$6.00	\$40.00
2018	\$6.00	\$41.00
2017	\$6.00	\$41.00
2016	\$6.00	\$41.00
2015	\$4.00	\$32.00
2014	\$4.00	\$32.00
2013	\$4.00	\$31.00
2012	\$4.00	\$32.00
2011	\$4.00	\$32.00
2010	\$4.00	\$32.00
2009	\$4.00	\$32.00
2008	\$4.00	\$32.00
2007	\$3.00	\$22.00
2006	\$3.00	\$22.00

Land

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.08	AC	\$485

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
PO Box 2009
800 South Buchanan
Lafayette, LA 70502
(337) 291-6400

First VENDOR

YM5 LLC

First VENDEE

LAFAYETTE PARISH

Index Type : Conveyances

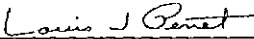
File Number : 2006-00020332

Type of Document : Adjudication

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for
Lafayette Parish, Louisiana


Clerk of Court

On (Recorded Date) : 05/17/2006

At (Recorded Time) : 12:52:52:000 PM



Doc ID - 007576310002



Do not Detach this Recording Page from Original Document

File Number: 2006-00020332 Seq: 1

STATE OF LOUISIANA
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

OWNERS:YM5 LLC/TAX YEAR 2004, BOUDREAUX LEONARD

ASSESSMENT NUMBER: 16641


PROPERTY DESCRIPTION:PT LOT 7 BLK 10 YOUNGSVILLE
(0.055 AC)(20X120)
PT LOT 8 BLK 10 YOUNGSVILLE
(0.028)(20X60)
05-26735 PARISH TAX DEED 2004 FROM:
LEONARD BOUDREAUX :PEGGY BURKS
PO BOX 1241 YOUNGSVILLE LA 70592

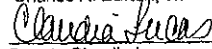
TAXES	22.84
INTEREST	1.14
RECORDING FEE	40.00
CERT. NOTICE	15.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
TOTAL AMOUNT ADJUDICATED:	223.98

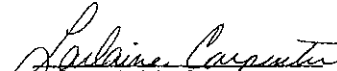
BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, Inclusive, of Title 47 of the Revised Statutes of 1960, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2180, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2181, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes, with interest and costs, at the Parish Government Building of this Parish of Lafayette on May 3rd thru May 5th A.D. 2006 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 23rd of April and the 30th day of April, 2006, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building, at Lafayette, in said Parish of Lafayette on the 3rd, 4th, & 5th day of May 2006, and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2181, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving a bid therefore, equal to the amount of taxes, interest and costs due thereon. I, Michael W. Neustrom, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2186, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 9th day of June in the year of our Lord two thousand five in the presence of Deputy Larline Carpenter, and Deputy Claudia Lucas competent witnesses, who also sign hereunto with me.

WITNESSES:


Chief Deputy Tax Collector
Charles A. Barton, Jr.


Deputy Claudia Lucas


Deputy Larline Carpenter

Recorded, Parish of Lafayette this _____ day of _____, 20 _____, in Coveyance Book No. _____,
Folio, et seq.

LPSS TAX-041



Internal Memorandum

Community Development and Planning Department
Office of the Director (9010)

TO: Rachel Godeaux

DATE: April 3, 2025

FROM: Tammy Luke, Director

SUBJ: *ADJUDICATED PROPERTY DISPOSITION BY PUBLIC BID
RESOLUTION FOR ADOPTION – APRIL 22, 2025*

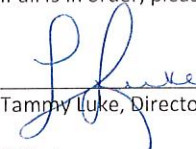
Enclosed for your review and consideration is a proposed resolution approving the disposition by public bid of various adjudicated properties as identified by the Lafayette Parish Tax Assessor's Office.

Please find enclosed the following;

1. Submittal Item Justification Form;
2. Resolution;
3. Acts of Sale;
4. Aerials of the properties to go out for bid;
5. Packets on each property which include;
 - a. Application with renovation plans and affidavits;
 - b. Staff Reports;
 - c. Assessor's reports on each property; and,
 - d. Certificates of Adjudication.

Dates of adjudication regarding the properties proposed for disposition are varied, as are property tax and lien arrearages. A listing of the properties proposed for this public bid can be found on the following page.

If all is in order, please submit for adoption on the April 22, 2025 agenda.



Tammy Luke, Director

TL/lmh

RECEIVED

APR 03 2025

OFFICE OF THE CAO



Address	Date Adjudicated		Arrearages	
	City	Parish	City	Parish
119 Argus Street	N/A	2018	N/A	Not available
504 Avenue A	N/A	1999	N/A	Not available
200 Belizare Street	N/A	2021	N/A	\$1,944.73
106 Fourth Street	N/A	2021	N/A	\$4,141.29
205 Fourth Street	N/A	2018	N/A	Not available
222 Hibou Road	N/A	2007	N/A	Not available
302 Second Street	N/A	2006	N/A	\$2,437.28

LAFAYETTE PARISH COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To approve parish resolution of the Lafayette Parish Council authorizing the disposition of various adjudicated properties as identified by the Lafayette Parish Tax Assessor's Office, by approving the non-warranty cash sale by public bid of said properties.
- 2) **ACTION REQUESTED:** Adoption of the attached resolution to authorize the sale of the various adjudicated properties by public bid.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: April 22, 2025
 - B. FINAL ADOPTION: April 22, 2025
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (2 pages)
 - B. Submittal Form (1 page)
 - C. Resolution (6 pages)
 - D. Acts of Sale (35 pages)
 - E. Aerials of properties (7pages)
 - F. Packet – 119 Argus Street (9 pages)
 - G. Packet – 504 Avenue A (10 pages)
 - H. Packet – 200 Belizare Street (9 pages)
 - I. Packet – 106 Fourth Street (9 pages)
 - J. Packet – 205 Fourth Street (9 pages)
 - K. Packet – 222 Hibou Road (9 pages)
 - L. Packet – 302 Second Street (9 pages)
- 5) **FISCAL IMPACT:**
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
☒ No Fiscal Impact

RECOMMENDED BY:



TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER