

RESOLUTION NO. JR-007-2026

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 211 ELEVENTH STREET (ASSESSMENT NUMBER 6049907) TO AN ADJOINING LANDOWNER PURSUANT TO LA. R.S. 47:2202(B) FOR THE PRICE OF THE SALE'S ANTICIPATED COSTS

BE IT RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. 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 No. O-155-2002, 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, Lafayette City-Parish Consolidated Government may elect at public meeting(s) of the Lafayette City Council and the Lafayette Parish Council to allow an adjoining landowner, who is determined to have maintained an adjudicated property for at least one (1) year, to purchase such adjudicated property for any price set by the Lafayette City Council and the Lafayette Parish Council; and

WHEREAS, the Lafayette City-Parish Consolidated Government Code of Ordinances in Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted to the Lafayette City Council and the Lafayette Parish Council for approval of a resolution authorizing its sale and adopting as its sale price the sale's anticipated costs; and

WHEREAS, the below-named Applicant for sale of the below-described property having submitted necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government has determined conformance by the below-named Applicant with La. R.S. 47:2202(B) and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e).

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

SECTION 1: All of the foregoing “Whereas” clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session convened, adopt pursuant to La. R.S. 47:2202(B), and Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e), Lafayette City-Parish Consolidated Government’s anticipated costs in the amount of zero (\$0) dollars as the price for Non-Warranty Cash Sale of the below-described property (the “Property”) to the below-named Applicant:

Applicant: Triumphant Services of Louisiana LLC

Assessment Number: 6049907

Property Address: 211 Eleventh Street, Lafayette, Louisiana 70501

Legal Description:

211 Eleventh Street

“That certain situated lot in of the ground McComb with Addition all to the improvements to the City of Lafayette, Lafayette Parish, Louisiana, and according to a map of said addition on file in the office of the Clerk of Court for this parish, being known and designated as lot Eight (8) of Block Forty Five (45) of said addition, and is bounded Northerly by lot Three (3); Southerly by Eleventh Street; Easterly by lot Nine (9); and Westerly by lot Seven (7), all of said Block, and being the same property acquired by Jules Martin and his wife Oziana Garcques from Lafayette Building Association by Act of Sale dated June 13, 1938 and recorded as Act no. 133548, Conveyance Records, Lafayette Parish, Louisiana.”

SECTION 3: Following the Applicant’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 Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale to Applicant 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 Lafayette City-Parish Consolidated Government 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 Applicant 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 in Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government 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, Applicant shall submit copies of the affidavit required by that subsection 72-16(e) 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 to Applicant is conditioned upon compliance with the dictates of this resolution, including the following:

1) Applicant 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) Applicant 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 Lafayette City Council and the Lafayette Parish Council;

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

4) Applicant's compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances;

5) Applicant's maintenance of the Property in a clean and sanitary condition; and

6) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

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

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

This resolution having been submitted to a vote, the vote on behalf of the Lafayette City Council thereon was as follows:

YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: None

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Lafayette Parish Council thereon was as follows:

YEAS: Tabor, Richard, Guilbeau, Rubin

NAYS: None

ABSENT: Stansbury

ABSTAIN: None

AND the resolution was declared adopted on this, the 24th day of March, 2026.


JOSEPH GORDON-WILTZ
LAFAYETTE CLERK OF THE 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:

CITY 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, and

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

together referred to as "Sellers," who, being duly authorized by Joint Resolution No. JR- -2026 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Sellers sell and convey, 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 Sellers, but with full substitution and subrogation in and to all the rights and actions of warranty which Sellers may have, to:

TRIUMPHANT SERVICES OF LOUISIANA LLC, a Louisiana limited liability company, represented here by Traci Bruno, it's duly authorized officer, whose mailing address is 102 Marsh Drive, Lafayette, Louisiana 70507-4950

referred to as "Purchaser," all of Sellers' 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 "Zero Dollars" cash.

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 Sellers, all property taxes and assessment notices should be mailed to the Purchaser at his address first set forth above.

THUS DONE AND PASSED by Sellers, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2026, in the City of Lafayette, Louisiana.

WITNESSES:

SELLERS:

CITY OF LAFAYETTE
PARISH OF LAFAYETTE

Ellen Butler

By: _____
Monique B. Boulet
Lafayette Mayor-President

Debbie Sonnier

NOTARY PUBLIC
Printed Name: Robert J. Mahtook, Jr.
Notary/Bar Roll No.: 17034

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2026, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:
TRIUMPHANT SERVICES OF LOUISIANA
LLC

By: _____
Traci Bruno

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

Exhibit 1

Legal Description

Assessment Number: 6049907

Property Address: 211 Eleventh Street, Lafayette, Louisiana 70501

“That certain situated lot in of the ground McComb with Addition all to the improvements to the City of Lafayette, Lafayette Parish, Louisiana, and according to a map of said addition on file in the office of the Clerk of Court for this parish, being known and designated as lot Eight (8) of Block Forty Five (45) of said addition, and is bounded Northerly by lot Three (3); Southerly by Eleventh Street; Easterly by lot Nine (9); and Westerly by lot Seven (7), all of said Block, and being the same property acquired by Jules Martin and his wife Oziana Garcques from Lafayette Building Association by Act of Sale dated June 13, 1938 and recorded as Act no. 133548, Conveyance Records, Lafayette Parish, Louisiana.”

Exhibit 2

Renovation Plan

Purchaser wants to extend their property.

Purchaser must comply with all applicable zoning and other land use ordinances applicable to this Property.

CASE NO. 2025-APD-71

APPLICANT INFORMATION

Applicant Name Traci Bruno with Triumphant Phone
 Marital Status & Name: Services of Louisiana LLC Email Bruno.traci@yahoo.com
 Applicant Address 102 Marsh Dr. 70507-4950 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 211 Eleventh Street Assessment No. 6049907
 Neighborhood Old Additions Area Subdivision McComb Addition
 City District 5 Parish District 5
 Adjudication Status City Parish
 Date Adjudicated 2007 2007
 Amount of Taxes Owed See Below See Below

Disposition Process Sale - Adjoining Legislative Process Sale/ALT to Adjoining Property Owner

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

Minimum Bid Value N/A 1st Public Sale N/A 2nd Public Sale N/A

*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 "CH" Commercial Heavy
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Res Subd Lot
 Is Consistent with Area Land Use Yes No N/A
 Flood Zone X
 Will Require Mitigation Yes No N/A

Intended Use Extend Property

Description of Intended Use

Purchaser wants to extend their property line.

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

211 ELEVENTH STREET



211

205

SE Evangeline Thruway

11th 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 07/12/2025
2. Applicant Name Traci Bruno
3. Business Name Triumphant services of LA
4. Non-Profit Name _____ **(If donation)*
5. Primary Name Traci Bruno
6. Mailing Address 102 Marsh Drive
7. Physical Address 102 Marsh Drive
8. City, State, Zip Lafayette,La 70507
9. Phone Number(s) 337 254-4241
10. Email bruno.traci@yahoo.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction City of Lafayette
2. Assessment No. 6024566
3. Municipal Address 205 Eleventh St.
4. City, State, Zip Lafayette.La 70501

ADJUDICATED PROPERTY INFORMATION

- 5. Assessment No. 6049907
- 1. Property Address 205 Eleventh St.
- 2. City, State, Zip Lafayette, La 70501
- 3. Council Districts City- 5 Parish-5
- 4. Zoning Designation CH
- 5. Assessor's Description single family res.
- 6. Property Description (Can be obtained from the Tax Assessor's Website) Lot 8-blk45 McComb Addition(50x125)
- 7. Condition of Property Good
- 8. Intended Use single family

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.

Traci Bruno

Name (Printed)

Traci Bruno

Signature

Laura Hughes

Administrator (Documenting Receipt of Application)

7/12/2025

Date

7/12/2025

Date

**AFFIDAVIT
Adjoining Landowner**

STATE OF LOUISIANA
PARISH OF LAFAYETTE

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the parish and state aforesaid, personally came and appeared:


Traci Broussard Bruno, hereinafter called "Applicant" who, after being duly sworn, did depose and said:

1. Applicant is the owner or one of the owners of the following property:
Address: 205 ELEVENTH ST
Assessment Number: 6024566
2. Applicant has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.
Address: 211 ELEVENTH ST
Assessment Number: 6049907
3. Applicant has maintained the aforementioned adjudicated properties continuously for one (1) year prior to the date above written.


Witness One


Print Name: Alison Jacob

Applicant

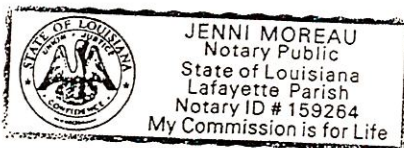

Traci Broussard Bruno

Witness Two


Print Name: LAURA HUGHES

SWORN TO AND SUBSCRIBED BEFORE ME, this 17 day of June, 2025.


NOTARY PUBLIC



**AFFIDAVIT
Non-Property Owner or Non-Tax Debtor**

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BEFORE ME, the undersigned notary public, duly commissioned and qualified in and for the parish and state aforesaid, personally came and appeared:

TRACI BRUNO, hereinafter called "Applicant" who, after being duly sworn, did depose and said:

1. Applicant has applied to purchase the following Adjudicated Property:
Address: 211 ELEVENTH STREET
Assessment Number: 6049907
2. Applicant is not an owner of the adjudicated property identified as above in item one (1).
3. Applicant is not a tax debtor in the Parish of Lafayette.

Witness One

[Signature]
Print Name: Allison Jacob

Applicant

[Signature]
Traci Bruno

Witness Two

[Signature]
Print Name: LAURA HUGHES

SWORN TO AND SUBSCRIBED BEFORE ME, this 17th day of June, 2025

[Signature]
NOTARY PUBLIC



Summary

Parcel ID 6049907
 PropertyAddress 211 ELEVENTH ST
 LAFAYETTE,
 Neighborhood Old Additions Area - Moss St/LA Ave to University
 Legal Description LOT 8-BLK 45-MCCOMB ADDITION (50X125)
 Sect/Twp/Range
 SubdivisionName MCCOMB ADDITION
 TaxDistrict 04 - CITY OF LAFAYETTE
 Zoning



Owner Information

Owner Name	Percent Interest	Role Type	Address	State	City	Zip
MARTIN MARY BERNICE	100.00 %	ON	1209 11TH ST	LA	LAFAYETTE	70501-6219
MARTIN RUTH	100.00 %	ON	1209 11TH ST	LA	LAFAYETTE	70501-6219
DEROUSSELL HELEN THIBOUT	100.00 %	ON	1209 11TH ST	LA	LAFAYETTE	70501-6219
PARISH ADJUDICATION 2006	0.00 %	AJ	1209 11TH ST	LA	LAFAYETTE	70501-6219
LAFAYETTE CITY ADJUDICATION 2006	0.00 %	AJ	1209 11TH ST	LA	LAFAYETTE	70501-6219

Valuation

Assessed Year	2025
Improvement Market Value	\$13,420
Land Market Value	\$6,300
Total Market Value	\$19,720
Total Assessed Value	\$1,972
Homestead Exemption Value	
Total Taxable Value	\$1,972

Taxes

Year	City	Parish
2025	\$37.00	\$169.00
2024	\$37.00	\$171.00
2023	\$34.00	\$160.00
2022	\$34.00	\$160.00
2021	\$34.00	\$161.00
2020	\$33.00	\$160.00
2019	\$33.00	\$152.00
2018	\$33.00	\$156.00
2017	\$33.00	\$156.00
2016	\$33.00	\$156.00
2015	\$33.00	\$155.00
2014	\$33.00	\$157.00
2013	\$33.00	\$152.00
2012	\$33.00	\$156.00
2011	\$33.00	\$156.00
2010	\$33.00	\$156.00
2009	\$33.00	\$157.00
2008	\$33.00	\$156.00
2007	\$18.00	\$88.00
2006	\$18.00	\$87.00

Buildings

Building 1 - Single Family Unknown (Res) IM

Summary

Parcel ID 6024566
 PropertyAddress 205 ELEVENTH ST
 LAFAYETTE,
 Neighborhood Old Additions Area - Moss St/LA Ave to University
 Legal Description LOT 9 BLK 45 MCCOMB ADD (50X125)
 Sect/Twp/Range
 SubdivisionName MCCOMB ADDITION
 TaxDistrict 04 - CITY OF LAFAYETTE
 Zoning



Owner Information

Owner Name	Percent Interest	Role Type	Address	State	City	Zip
TRIUMPHANT SERVICES OF LOUISIANA LLC	100.00 %	OC	102 MARSH DR	LA	LAFAYETTE	70507-4950

Valuation

Assessed Year	2025
Improvement Market Value	\$24,740
Land Market Value	\$6,300
Total Market Value	\$31,040
Total Assessed Value	\$3,104
Homestead Exemption Value	
Total Taxable Value	\$3,104

Taxes

Year	City	Parish
2025	\$58.00	\$265.00
2024	\$58.00	\$269.00
2023	\$52.00	\$249.00
2022	\$52.00	\$249.00
2021	\$52.00	\$250.00
2020	\$52.00	\$250.00
2019	\$52.00	\$237.00
2018	\$51.00	\$243.00
2017	\$51.00	\$242.00
2016	\$51.00	\$242.00
2015	\$52.00	\$242.00
2014	\$52.00	\$245.00
2013	\$20.00	
2012	\$20.00	
2011	\$20.00	
2010	\$20.00	
2009	\$20.00	
2008	\$20.00	
2007	\$20.00	
2006	\$20.00	

Buildings

Building 1 - Single Family Residence (Res) IM

Land

Land Description	LTC Code	Deed Units	Assessed Land Value
Res Subd Lot	3400	1	\$630

Lafayette Parish Recording Page

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

First VENDOR

MARTIN, MARY BERNICE

First VENDEE

LAF-CITY

Index Type : Conveyances
Type of Document : Adjudication

File Number : 2007-00023045

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

Louis J Perret
Clerk of Court

On (Recorded Date) : 05/23/2007

At (Recorded Time) : 8:47:25:000 AM



Doc ID - 014292590002



Do not Detach this Recording Page from Original Document

ADJUDICATION OF REAL PROPERTY
TO CITY OF LAFAYETTE FOR NONPAYMENT OF DELINQUENT
2006 TAXES, AND OTHER LAWFUL CHARGES

STATE OF LOUISIANA
City of Lafayette

BE IT KNOWN AND REMEMBERED that I, LISA CHIASSON, Tax Collector of the City of Lafayette, Louisiana, in the name of said City and by 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 the Acts thereto appertaining having published, mailed or delivered the notices as required by law and having strictly complied with each and every requirement of law, relating to delinquent taxes and taxpayers and to the seizure, advertisement and sale of properties thereof, did, in the manner directed advertise in the Daily Advertiser, the official journal of said City, a daily newspaper published the City of Lafayette, Parish of Lafayette, Louisiana, certain properties to be sold to satisfy the unpaid taxes and assessments due said City for the year 2006, with interest and costs being \$ 129.07 at the principal front door of the Lafayette Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana, on the 2nd day of May, beginning at 9:00 o'clock A.M., giving notice to all parties in interest, said advertisement having appeared in the issues of said newspaper on April 22, 2007 & April 29 2007 and pursuant to said advertisement, after complying with the requirements of the law and having offered said properties for sale at public auction at the Lafayette Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana on the 2nd day of May in the manner required by law, in said list as advertised the following described properties appeared in the names of the following persons unsold, there being no bidders therefore said properties being assessed to the following named persons as per assessment rolls on file in my office, and are described as follows:

Assessment # 49907

Name MARTIN MARY BERNICE ; MARTIN RUTH
DEROUSSELL HELEN THIBOUT

Property Description:
LOT 8-BLK 45-MCCOMB ADD

Now, therefore, having complied with all the formalities prescribed by law, and the above described properties failing to sell, and not receiving a bid therefore equal to the amount of taxes, assessments, interest and costs due thereon, I, LISA CHIASSON, Tax Collector of said City, by virtue of the authority in me vested by the constitution and laws of the State of Louisiana, did separately adjudicate each specific piece of property herein before described, respectively, to the City of Lafayette, Louisiana. And now, in pursuance of said adjudication, and by virtue of the provisions of laws in such cases made and provided, I, LISA CHIASSON Tax Collector of said City, do, by these presents, grant, bargain, sell, assign, set over and deliver unto the said City of Lafayette, Louisiana, the properties herein before described with all improvements thereon, provided that 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 during the time provided by law for such redemption, upon payment by the said taxpayer or interested person to the said City of Lafayette, Louisiana, of the said price of adjudication, including cost and five per cent (5%) penalty thereon, with interest at the rate of one per cent (1 %) per month until redeemed.

IN TESTIMONY WHEREOF, I have hereunto signed and affixed the seal of said City of Lafayette, at 705 West University Avenue, Lafayette Parish, Louisiana, this day of May 16, 2007 in the presence of Donna Rogers and Samuel Smith competent witnesses, who also signed hereunto with me.

Witness: Donna Rogers
Samuel Smith

LISA CHIASSON
TAX COLLECTOR
LAFAYETTE CONSOLIDATED GOVERNMENT

Signed, sealed and delivered in the presence of:
Norma A Dugas

BY Linda Vallab
COLLECTION SUPERVISOR

Filed: _____

Norma A. Dugas, Notary Public
Lafayette Parish, State of Louisiana
Notary ID# 16648
Notary Commission Expiration: Lifetime

LCG FORM #1438 (R4/05)

Lafayette Parish Recording Page

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

First VENDOR

MARTIN, MARY BERNICE

First VENDEE

LAFAYETTE PARISH

Index Type : Conveyances

File Number : 2007-00019623

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

Louis J Perret
Clerk of Court

On (Recorded Date) : 05/08/2007

At (Recorded Time) : 11:12:40:000 AM



Doc ID - 014251690002

Do not Detach this Recording Page from Original Document

STATE OF LOUISIANA
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

OWNERS: MARTIN MARY BERNICE, MARTIN RUTH, DEROUSSELL HELEN THIBOUT

ASSESSMENT NUMBER: 49907

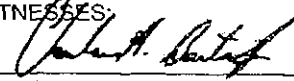
PROPERTY DESCRIPTION: LOT 8-BLK 45-MCCOMB ADD

TAXES	87.12
INTEREST	4.36
CERT. NOTICE	15.00
AD FEES	150.00
DEED PREPARATION FEE	25.00
RECORDING FEE	40.00
TOTAL AMOUNT ADJUDICATED:	321.48

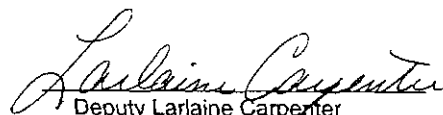
BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the 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 Larlaine Carpenter, and Deputy Claudia Lucas competent witnesses, who also sign hereunto with me.

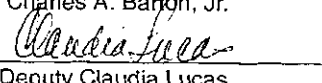
WITNESSES:



Chief Deputy Tax Collector
Charles A. Barton, Jr.



Deputy Larlaine Carpenter



Deputy Claudia Lucas

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

LPSO TAX-041



Internal Memorandum

Community Development and Planning Department
Office of the Director (9041)

TO: Rachel Godeaux **DATE:** February 25, 2026

FROM: Christina Dayries, Chief of Staff

SUBJ: ***211 ELEVENTH STREET, ASSESSMENT No. 6049907
ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – MARCH 24, 2026***

Enclosed for your review and consideration is a proposed joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of 211 Eleventh Street (Assessment No. 6049907), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of the property as the sale price.

The property proposed for disposition has been adjudicated to the City of Lafayette since 2007 and the Parish of Lafayette since 2007. Property tax and lien arrearages to the City and the Parish of Lafayette was not available at the time of submission. For your reference, an aerial of the related properties is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Act of Sale;
4. Staff Report;
5. A site aerial of the adjudicated property and the applicant's property;
6. Application with renovation plan;
7. Affidavits;
8. Property Details for 211 Eleventh Street & 205 Eleventh Street; and,
9. Certificates of Adjudication.

If all is in order, please submit for adoption on the March 24, 2026 City Council and Parish Council agendas.

A handwritten signature in blue ink, appearing to read 'C. Dayries', written over a horizontal line.

Christina Dayries, Chief of Staff
Office of the Mayor-President, Lafayette Consolidated Government

CD/lmh

Attachments

RECEIVED

MAR 05 2026

OFFICE OF THE CAO

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition of 211 Eleventh Street (Assessment No. 6049907), an adjudicated property as identified by the Lafayette Parish Tax Assessor’s Office, by adopting the anticipated costs of the sale of said property as the sale price.
- 2) **ACTION REQUESTED:** Adoption of the attached resolution to authorize the sale of the aforementioned adjudicated property.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: March 24, 2026
 - B. FINAL ADOPTION: March 24, 2026
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Resolution (4 pages)
 - D. Act of Sale (5 pages)
 - E. Staff Report (1 page)
 - F. A site aerial of the adjudicated property and the applicant’s property (1 page)
 - G. Application with renovation plan (4 pages)
 - H. Affidavits (2 pages)
 - I. Property Details for 211 Eleventh Street & 205 Eleventh Street (2 pages)
 - J. Adjudication Certificate (4 pages)
- 5) **FISCAL IMPACT:**
 - Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 - No Fiscal Impact

RECOMMENDED BY:



 CHRISTINA DAYRIES, CHIEF OF STAFF

APPROVED FOR AGENDA:



 CHIEF ADMINISTRATIVE OFFICER

