

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF LINCOLN TO SELL ADJUDICATED PROPERTY DESCRIBED AS PARCEL# 20184000029: IN ACCORDANCE WITH LA R.S. 47: 2202 T SEQ. AND TO AUTHORIZE THE LINCOLN PARISH POLICE JURY PRESIDENT TO SIGN ALL NECESSARY DOCUMENTS AND TO ADDRESS THE MATTERS RELATIVE THERETO**

**WHEREAS**, the immovable property described below was adjudicated to the Parish of Lincoln on June 25, 2019, for nonpayment of taxes; and

**WHEREAS**, the three (3) year period for redemption provided by Art. 7, §25 of the Louisiana Constitution has elapsed, established by Parish Ordinance No: 337-14-(0) and the owner of record has failed to redeem the adjudicated property; and

**WHEREAS**, LA R.S. 47:2202 *et seq.* provides that the Parish may sell adjudicated property in accordance with law after the expiration of the period for redemption; and

**WHEREAS**, the Parish of Lincoln has declared the property described below surplus and not needed for a public purpose and to dispose of said property in accordance with LA R.S. 47:2202, *et seq.*; and

**WHEREAS**, in accordance with L.A. R.S. 47:2202 the Parish of Lincoln has set a minimum bid for public sale at \$3,539.41; and

**WHEREAS**, the Parish of Lincoln has received a written offer to purchase said property from Ray and Geraldeen Fulkroad, for the consideration of \$3,539.41 at the time of sale and has been accepted by the Lincoln Parish Police Jury; and

**WHEREAS**, the property described herein below was scheduled for public auction on February 8, 2023 at 10:00 a.m.

**NOW BE IT ORDAINED** by the Lincoln Parish Police Jury, that any Act of Sale of the below described property shall contain the following conditions and requirements:

- 1) This property described as Lincoln Parish Parcel #20184000029, municipal address of 202 Houston Drive, Simsboro, Louisiana, and more fully described as:

Legal Description:

Simsboro, Lincoln Parish, Louisiana:

Section 20: Beginning at the intersection of the centerline of the Illinois Central Railroad (now Kansas City Southern Railroad) with the West line of the Southeast Quarter of Northeast Quarter of said Section 20 and run thence South for a distance of 405 feet for the point of beginning. From said point of beginning, thence run South 82 degrees 40 minutes East parallel to the said railroad for a distance of 149 feet; thence run South for a distance of 200 feet; thence run North 82 degrees 40 minutes West for a distance of 19 feet; thence run South for a distance of 54 feet; thence run North 82 degrees 40 minutes West for a distance of 130 feet and to the West line of said "forty"; thence run North for a distance of 254 feet and back to the point of beginning, containing 0.85 acre, more or less, and

Beginning at the intersection of the centerline of the Illinois Central Railroad (now Kansas City Southern Railroad) with the West line of the Southeast Quarter of Northeast Quarter of said Section 20 and run thence South for distance of 405 feet; thence run South 82 degrees 40 minutes East parallel to the said railroad for a distance of 149 feet and to the point of beginning. From said point of beginning, thence run South 82 degrees 40 minutes East parallel to the said railroad for a distance of 149 feet; thence run South for a distance of 200 feet and to the North right of way line of Houston Street; thence run North 82 degrees 40 minutes West along the North right of way line of said street, for a distance of 149 feet; thence run North for a distance of 200 feet and back to the point of beginning, containing 0.68 acres, more or less.

Brief Legal:TWO TRACTS OF LAND CONTG 1.53 ACRES SIT. IN SEC. 20-18-4. (FROM ANNIE M. MCGREW) (956-326) (0300853250) SEC. 20-18-4: BEG. AT THE INTERS. OF THE C/L OF I.C. RR., (NOW KANSAS CITY SOUTHERN RR.), WITH THE W/L OF SE OF NE, SEC. 20 AND TH. RUN S. 405' FOR POB. FROM POB, RUN TH. S 82 DEG. 40' E PAR. TO SAID RR. 149', TH. RUN S. 200', TH. RUN N. 82 DEG. 40' W. 19, TH RUN S. 54', TH. RUN N. 82 DEG. 40' W. 130' AND TO THE W/L OF SAID 40, TH. RUN N. 254' AND BACK TO THE POB, CONTG. 0.85 AC. AND: BEG AT THE INTERS. OF THE C/L OF I.C. RR WITH THE W/L OF SE OF NE OF SAID SEC. 20 AND RUN TH. S. 405', TH RUN S. 82 DEG. 40' E. PAR. TO THE SAID RR. FOR 149' AND TO THE POB. FROM POB, RUN S. 82 DEG. 40' E. PAR. TO SAID RR. 149', TH. RUN S. 200', AND TO THE N. R/W LINE OF HOUSTON ST., TH. RUN N. 82 DEG. 40' W. ALONG N. R/W LINE OF SAID ST., 149', TH. RUN N. 200' AND TO POB, CONTG. 0.68 AC.

- 2) This property shall be sold in accordance with LS-R.S. 47:2201 *et. seq.*, without any warranty, from either the Parish or Management Company, whatsoever, even as to the return of the purchase price.
- 3) The sale shall be on a form approved by the Parish Attorney and that the sales price is paid by certified funds at the time of the sale.
- 4) The sale shall include a reservation of all mineral rights to the Parish, but shall convey all surface rights.
- 5) The following shall be completed prior to closing of sale:
  - a. E&P Consulting Services, LLC shall certify in writing to the Parish Attorney that they have examined the mortgage records, conveyance records, probate and civil suit records of the Parish of Lincoln and that attached to this certification will be a written list of names and last known addresses of all owners, mortgagees, and any other person who may have a vested or contingent interest in the property, or who has filed a request for notice as provided in the former provisions LS-R.S. 33:4720.17(B), as indicated in those records.
  - b. E&P Consulting Services, LLC will provide notice to those persons identified in accordance with LS-R.S. 47:2201 *et. seq.* Proof of said notice will be filed in the conveyance records of Lincoln Parish immediately after the Act of Sale.
  - c. At the time of closing, the E&P Consulting Services, LLC will certify in writing to Parish Attorney and Clerk of Court that the number of days mandated by LS-R.S. 47:2201 *et. seq.* has elapsed since the above required notice was made or attempted and that the property has not been redeemed by the payment of the taxes owed.

**BE IT FURTHER ORDAINED**, by the Lincoln Parish Policy Jury, that the Police Jury President is hereby authorized to execute a Cash Sale of the above described adjudicated property to the highest acceptable bidder. The Cash Sale shall contain all of the above conditions and requirements and shall be executed within the timelines specified. The above ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINED:

ABSENT: