

TO: Lincoln Parish Police Jury
FROM: Adjudicated Property Committee
SUBJECT: Committee Report

The Adjudicated Property Committee of the Lincoln Parish Police Jury met in the Jack Beard Community Room, 910 North Trenton Street, Tuesday, March 8, 2022 at 5:30 p.m. Present were: Hazel Hunter, Chair; TJ Cranford, Logan Hunt, and Sharyon Mayfield.

ABSENT: Skip Russell

Hazel Hunter called the meeting to order and Sharyon Mayfield delivered the invocation.

Sharyon Mayfield made a motion, seconded by Logan Hunt, to approve the agenda. The motion carried with the following votes:

YEAS: Hunter, Cranford, Hunt, and Mayfield

NAYS: None

ABSENT: Russell

TJ Cranford offered a motion, seconded by Logan Hunt to recommend introducing the following ordinance:

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF LINCOLN TO SELL ADJUDICATED PROPERTY DESCRIBED AS PARCEL# 26203197008: BEG AT THE SW/C OF MAE HUNT'S LOT ON S. MAIN ST., DUBACH, LA AND RUN S 80', E 80', N 80', W 80' TO ST PT ALL IN SW/4 OF NW/4 OF SEC 26-20-3W, TOWN OF DUBACH, L/P, LA AND BEG AT THE SWC OF THE NW OF SEC 26-20-3, AND RUN E 227.0' TO A PT, TH RUN N 169.5' TO A PT DESIGNATED BY A 1/2 IRON ROD FOR THE ST PT FROM ST PT. CONT N 80.0', TO THE ST PT. 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 THER MATTERS RELATIVE THERETO

WHEREAS, the immovable property described below was adjudicated to the Parish of Lincoln in 1998 for nonpayment of taxes; and

WHEREAS, the three (3) year period for redemption provided by Art. 7, §25 of the Louisiana Constitution has elapsed 337-14-(0) as well as the five (5) year redemption period, 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 \$7,487.98 and

WHEREAS, the Parish of Lincoln has received a written offer to purchase said property from _____ for the consideration of \$ _____ 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 April 6, 2022 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# 26203197008, having municipal address of 302 Main Street, Dubach, LA, and more fully described as:

Beginning at the Southwest Corner of Mae Hunt's lot on South Main Street, Dubach, Louisiana, and run South 80 feet, thence East 80 feet, thence North 80 feet, thence West 80 feet to the starting point. All in the SW ¼ of NW ¼ of Section 26, Township 20 North, Range 3 West, Town of Dubach, Lincoln Parish, Louisiana; more particularly described as follows:

Beginning at the Southwest corner of the NW ¼ of Section 26, Township 20 North, Range 3 West, and run thence East 227.0 feet to a point; thence run North 169.5 feet to a point designated by a one-half (1/2) inch iron rod for the starting point. From said starting point, continue to run North 80.0 feet, thence run West a distance of 80.0 feet, thence run South a distance of 80.0 feet, thence run East a distance of 80.0 feet to the starting point, together with all improvements and appurtenances thereon.

Brief Legal: BEG AT THE SW/C OF MAE HUNT'S LOT ON S. MAIN ST., DUBACH, LA AND RUN S 80', E 80', N 80', W 80' TO ST PT ALL IN SW/4 OF NW/4 OF SEC 26-20-3W, TOWN OF DUBACH, L/P, LA AND BEG AT THE SWC OF THE NW OF SEC 26-20-3, AND RUN E 227.0' TO A PT, TH RUN N 169.5' TO A PT DESIGNATED BY A 1/2 IRON ROD FOR THE ST PT FROM ST PT. CONT N 80.0', W 80.0', TH S 80.0' TO THE ST PT.

- 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:

The motion carried with the following votes:

YEAS: Hunter, Cranford, Hunt, and Mayfield

NAYS: None

ABSENT: Russell

TJ Cranford offered a motion, seconded by Sharyon Mayfield to recommend introducing the following ordinance:

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF LINCOLN TO SELL ADJUDICATED PROPERTY DESCRIBED AS PARCEL# 27203206605: LOT #5 OF BLK 6 OF THE SUDB OF E WHITMAN EST. IN SE/4 OF SEC 27-30-3W, L/P, LA AS SHOWN BY THAT CERTAIN PLAT PREPARED BY J.L. CARTER, C/E, UNDER DATE OF 6-3-1948 AND RECORDED IN NOT. BK C PAGE 180 & PAGE 46 OF THE PLAT BOOK OF L/P, LA FROM T.E. GREEN ET AL, 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 in 1998 for nonpayment of taxes; and

WHEREAS, the three (3) year period for redemption provided by Art. 7, §25 of the Louisiana Constitution has elapsed 337-14-(0) as well as the five (5) year redemption period, 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 \$8,400.00 and

WHEREAS, the Parish of Lincoln has received a written offer to purchase said property from _____ for the consideration of \$_____ 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 April 6, 2022 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:

- 6) This property described as Lincoln Parish Parcel# 27203206605, having municipal address of 173 Oak Street, Dubach, LA, and more fully described as:

Legal Description: Lot 5 of Block 6 of the Subdivision of the Whitman Estate in the Southeast Quarter (SE ¼) of Section 27, Township 20 North, Range 3 West, Lincoln Parish, Louisiana, as shown by that certain plat prepared by J.L. Carter, Civil Engineer, under date of June 3, 1948 and recorded in Notarial Book "C", page 180, and in Page 46 of the Plat Book of Lincoln Parish, in the Clerk's Office of Lincoln Parish, Louisiana.

Brief Legal: LOT #5 OF BLK 6 OF THE SUBD OF E WHITMAN EST. IN SE/4 OF SEC 27-30-3W, L/P, LA AS SHOWN BY THAT CERTAIN PLAT PREPARED BY J.L. CARTER, C/E, UNDER DATE OF 6-3-1948 AND RECORDED IN NOT. BK C PAGE 180 & PAGE 46 OF THE PLAT BOOK OF L/P, LA FROM T.E. GREEN ET AL.

- 7) 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.

- 8) 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.
- 9) The sale shall include a reservation of all mineral rights to the Parish, but shall convey all surface rights.
- 10) The following shall be completed prior to closing of sale:
 - d. 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.
 - e. 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.
 - f. 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:

The motion carried with the following votes:

YEAS: Hunter, Cranford, Hunt, and Mayfield

NAYS: None

ABSENT: Russell

TJ Cranford offered a motion, seconded by Logan Hunt to recommend introducing the following ordinance:

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE PARISH OF LINCOLN TO SELL ADJUDICATED PROPERTY DESCRIBED AS PARCEL# 17183MTO101: COMMENCING AT THE SW CORNER OF NW 1/4 OF NW 1/4 SEC. 17, T18N, R3W, LINCOLN PARISH, LOUISIANA, THENCE RUN NORTH ALONG THE SECTION LINE FOR A DISTANCE OF 48.8 FEET, THENCE RUN EAST FOR A DISTANCE OF 438.2 FEET FOR THE STARTING POINT; FROM SAID STARTING POINT THENCE RUN N 00 DEGREES 21 MINUTES EAST FOR A DISTANCE OF 208.7 FEET, THENCE RUN S 00 DEGREES 21 MINUTES WEST FOR A DISTANCE OF 208.7 FEET, THENCE RUN N 89 DEGREES 38 MINUTES W FOR A DISTANCE OF 208.7 FEET, THENE RUN N 89 DEGREES 38 MINUTES W FOR A DISTANE OF 417.4 FEET BACK TO THE POINT OF BEGINNING, CONTAINING TWO ACRES, MORE OR LESS, AS PER PLAT AND MAY PREPARED BY WILITMA T. LOWE, REGISTERED LAND SURVERY, ON AUGUST 11, 1981, WHICH IS ATTACHED HERTO, 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 THER MATTERS RELATIVE THERETO

WHEREAS, the immovable property described below was adjudicated to the Parish of Lincoln in 2000 for nonpayment of taxes; and

WHEREAS, the three (3) year period for redemption provided by Art. 7, §25 of the Louisiana Constitution has elapsed 337-14-(0) as well as the five (5) year redemption period, 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 \$10,000.00 and

WHEREAS, the Parish of Lincoln has received a written offer to purchase said property from _____ for the consideration of \$_____ 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 April 6, 2022 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:

- 11) This property described as Lincoln Parish Parcel# 17183MTO101, having municipal address of 523 MT. Olive Road, Ruston, LA, and more fully described as:

Legal Description: Commencing at the SW corner of NW ¼ of NW ¼ Sec. 17, T18N, R3W, Lincoln Parish, Louisiana, thence run North along the Section line for a distance of 48.8 feet, thence run East for a distance of 438.2 feet for the starting point; from said starting point thence run N 00 degrees 21 minutes East for a distance of 208.7 feet, thence run 889 degrees 38 minutes E for a distance of 417.4 feet, thence run S 00 degrees 21 minutes west for a distance of 208.7 feet, thence run N 89 degrees 38 minutes W for a distance of 417.4 feet back to the point of beginning, containing two acres, more or less, as per plat and may prepared by William T. Lowe, Registered Land Surveyor, on August 11, 1981, which is attached hereto.

Brief Legal: COMM. AT SW/C OF NW OF NW, SEC. 17-18-3, TH N ALONG SEC LINE 48.8', TH E 438.2' FOR ST PT; FROM SAID ST PT TH RUN N 00 DEG 21 MIN E 208.7', TH RUN S 89 DEG 38 MIN E 417.4', TH S 00 DEG 21 MIN W 208.7', TH N 89 DEG 38 MIN W 417.4' BACK TO POB, CONTG 2 AC, M/L.

- 12) 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.

- 13) 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.
- 14) The sale shall include a reservation of all mineral rights to the Parish, but shall convey all surface rights.
- 15) The following shall be completed prior to closing of sale:
 - g. 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.
 - h. 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.
 - i. 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:

The motion carried with the following votes:

YEAS: Hunter, Cranford, Hunt, and Mayfield

NAYS: None

ABSENT: Russell

There being no other business to come before the Committee, the meeting was adjourned.

Doug Postel
Parish Administrator

Hazel Hunter
Committee Chair