

**PARISH RESOLUTION NO. PR-017-2021**

**A RESOLUTION OF THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF THAT PROPERTY LOCATED AT 406 D. ARCENEUX ROAD (ASSESSMENT NUMBER 6025487) 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 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, 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 a public meeting of 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 Parish Council; and

**WHEREAS**, the Lafayette City-Parish Consolidated Government Code of Ordinances at Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted to the 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 Parish Council, that:

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

**SECTION 2:** 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: Bernadine Abshire Trahan**

**Assessment Number: 6025487**

**Property Address: 406 D. Arceneaux Road, Scott, Louisiana 70583**

**Legal Description:**

406 D. Arceneaux Road, Scott, Louisiana 70583

“That certain lot or parcel of ground, together with any improvements thereon, situated in Section 26, Township 9 South, Range 3 East, Lafayette Parish, Louisiana, being known and designated as Lot 2 on plat of survey by Fred L. Colomb, R.S., dated September 7, 1982, a copy of which is attached and "Ne Varietur" to and made a part of Act No. 82-28165 of the records of the Clerk of Court in and for Lafayette Parish, Louisiana, said Lot 2 measuring 100 feet running East and West, by a depth between equal and parallel lines of 82 feet, running North and South, and being bounded North by Lot 1 shown on said plat of survey, South by Lot 3 shown on said plat of survey, East by Tract 14 belonging to David Arceneaux, heirs or assigns, and West by Tract 13 belonging to David Arceneaux, heirs or assigns.

The said property bears a municipal address of 406-A D. Arceneaux Road - Scott, Louisiana 70583.”

**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(b) 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 at Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth at Ch. 72-16(d) 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 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 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 of the aforementioned "Whereas" clauses are adopted as part of this resolution.

**SECTION 9:** 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 Parish Council thereon was as follows:

YEAS: Tabor, Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 15<sup>th</sup> day of December, 2021.

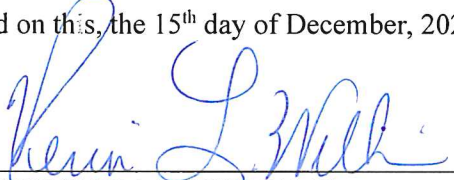
  
VERONICA L. WILLIAMS  
LAFAYETTE CLERK OF THE COUNCIL

EXHIBIT A

NON-WARRANTY CASH SALE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

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:

Lafayette City-Parish Consolidated Government,

referred to as "Seller," a political subdivision of the State of Louisiana, represented herein by Lafayette Mayor-President Joshua S. Guillory, who, authorized by Parish Resolution No. PR-XXX-2021 of the Lafayette Parish Council, declared that:

Seller sells, 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 political subdivision, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

Bernadine Abshire Trahan

whose permanent mailing address is 810 Ridge Road, Duson, LA, 70529-4319, 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 "Zero Dollars" 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 Sale is an essential condition of this Sale.

Remainder of this page intentionally blank

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

**Remainder of this page intentionally blank**

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in the city of \_\_\_\_\_, Louisiana.

WITNESSES:

SELLER:  
LAFAYETTE CITY-PARISH  
CONSOLIDATED GOVERNMENT

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Signature  
Name: Joshua S. Guillory  
Title: Lafayette Mayor-President

\_\_\_\_\_  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_

Notary/Bar Roll No.: \_\_\_\_\_

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned competent witnesses on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in the city of \_\_\_\_\_, Louisiana.

WITNESSES:

PURCHASER(s):  
Bernadine Abshire Trahan

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_

Notary/Bar Roll No.: \_\_\_\_\_



**Exhibit 1**  
**Legal Description**

**Assessment Number:** 6025487

**Property Address:** 406 D. Arceneaux Road, Scott, LA 70583

“That certain lot or parcel of ground, together with any improvements thereon, situated in Section 26, Township 9 South, Range 3 East, Lafayette Parish, Louisiana, being known and designated as Lot 2 on plat of survey by Fred L. Colomb, R.S., dated September 7, 1982, a copy of which is attached and "Ne Varietur" to and made a part of Act No. 82-28165 of the records of the Clerk of Court in and for Lafayette Parish, Louisiana, said Lot 2 measuring 100 feet running East and West, by a depth between equal and parallel lines of 82 feet, running North and South, and being bounded North by Lot 1 shown on said plat of survey, South by Lot 3 shown on said plat of survey, East by Tract 14 belonging to David Arceneaux, heirs or assigns, and West by Tract 13 belonging to David Arceneaux, heirs or assigns.

The said property bears a municipal address of 406-A D. Arceneaux Road - Scott, Louisiana 70583.”

**Exhibit B**  
**Renovation Plan**

Applicant's plan is to utilize this property additional yard and green space.

CASE NO. APD 2021-043

APPLICANT INFORMATION

Applicant Name Bernadine Trahan Phone (337) 962-7035  
 Email [tabshire@hotmail.com](mailto:tabshire@hotmail.com)  
 Applicant Address 406 D Arceneaux Rd. Unit A Applicant Municipality Uninc Scott  
 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 406 D Arceneaux Rd. Assessment No. 6025487  
 Neighborhood N/A Subdivision N/A  
 City District 10 None Parish District 2 Kevin Naquin  
 Adjudication Status City Parish  
 Date Adjudicated N/A 2016  
 Amount of Taxes Owed N/A \$1,490.88

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 con

Minimum Bid Value \$57,950 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 Vacant Law Enforcement 0  
 Maintained Maintained Environmental 0  
 Improved Improved Housing 0

RENOVATION PLAN \*See Attached

Zoning Designation Parish - Unzoned  
 Meets Zoning Standard for District  Yes  No  N/A  
 Assessor's Description Res NonSubd 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  
 Applicant will use lot for additional yard and green space.

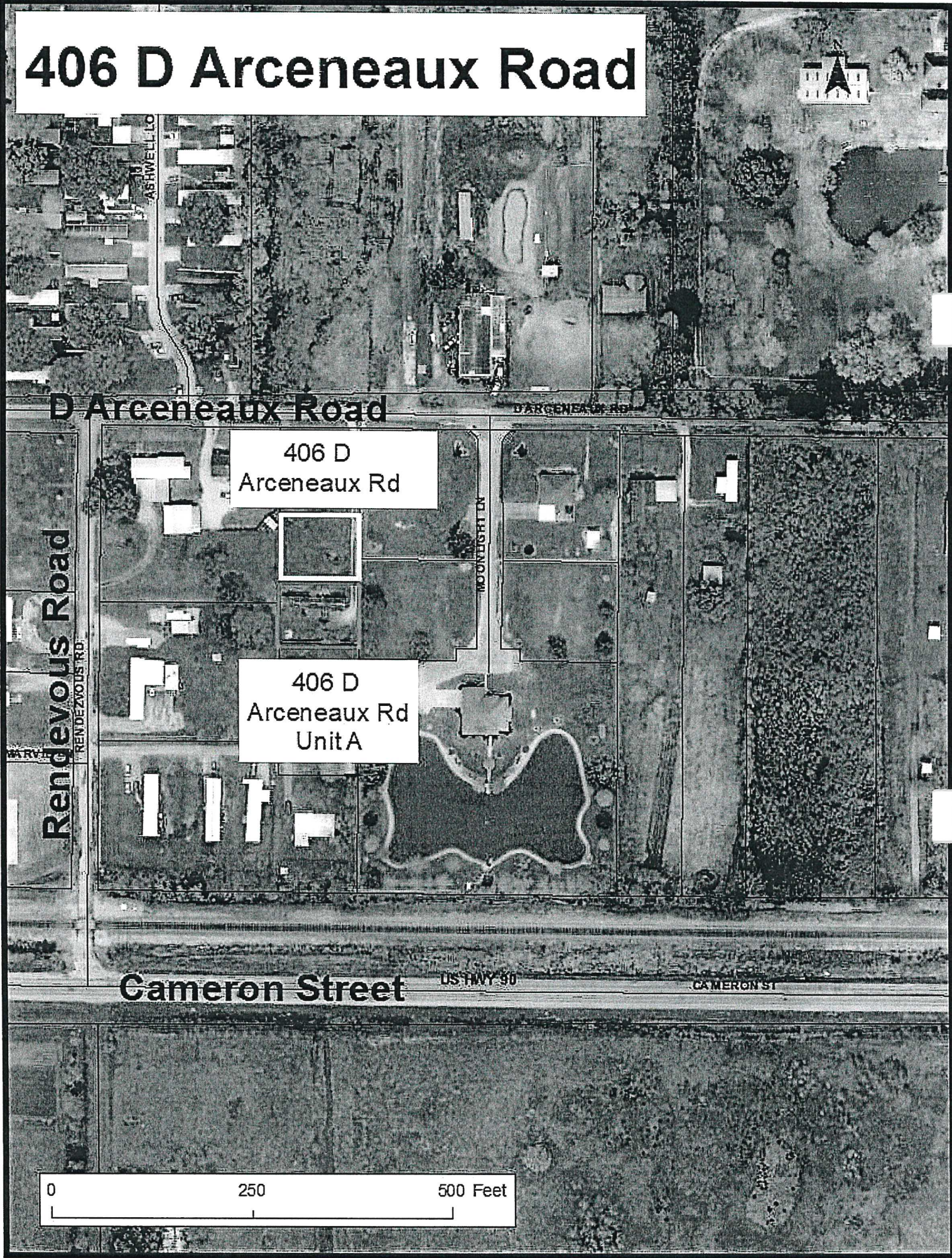
Administrator Notes

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

# 406 D Arceneaux Road



D Arceneaux Road

406 D  
Arceneaux Rd

406 D  
Arceneaux Rd  
Unit A

Rendezvous Road

Cameron Street

0 250 500 Feet

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 July 16, 2021
2. Applicant Name Bernadine Teahani
3. Mailing Address 406 D. Arceneaux Road Lot B
4. Physical Address 406 D. Arceneaux Road Lot B
5. City, State, Zip Scott, La. 70583
6. Phone Number(s) 337-962-7035
7. Email tmabshire@hotmail.com

PROPERTY INFORMATION

1. Jurisdiction Scott
2. Assessment No. 6025487
3. Municipal Address 406 D. Arceneaux Road Lot A
4. City, State, Zip Scott, La. 70583
5. Council Districts District 2

If available, please provide the following information.

6. 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).

7. Property Description (Can be obtained from the Tax Assessor's Website) Lot 2 TR13 Sec 26 T9S R3E (100x82)

**LAFAYETTE CONSOLIDATED GOVERNMENT**  
**APPLICATION FOR ADJUDICATED PROPERTY**  
**PROPERTY RENOVATION PLAN**

1. Applicant Name Bernadine Abshire Trzahan
2. Project Address 406 D. Arceneaux Road Lot A
3. City, State, Zip Scott, La. 70583
4. Zoning Designation residential
5. Assessor's Description Lot 2 TR13 Sec 26 T9S R3E
6. Condition of Property Maintained x 15 yrs
7. Intended Use awarded adjoining property added to current property, (residential)

Land Uses of Adjacent and Vicinity Properties fruit trees + Flowers

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  
101 Jefferson Street, Ste. 101  
Lafayette, LA 70501  
(337) 291-8007

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

Lafayette Consolidated Government  
c/o The Development and Planning Department - Planning Division (5901)  
P.O. Box 4017-C  
Lafayette, LA 70502

### Rules

- ***Initiation of the Sale of an Adjudicated Property by Public Bid***
  - An approved application will be forwarded to the Lafayette City and Parish Councils 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 with the date(s), time, and procedure for the public sale outlined in The 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.
- ***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.
- ***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***
  - All applications 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. Tax debtors or the owner of an adjudicated property for which application has been made may not participate in the disposition process in any form.
  - 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.

- o An applicant shall complete this application fully and in its entirety. All information and signatures requested in the 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.

Bernadine Abshire Trahan  
Name(Printed)

Ben Allen Trahan  
Signature

Trahan  
Administrator (Documenting Receipt of Application)

7/16/2021  
Date

7/23/2021  
Date



STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Bernadine  
Abshire Trehan, hereinafter called "Landowner", on this 16 day  
of July, 2021, who after being duly sworn, deposed and said:

1. Landowner is the owner or one of the owners of the following property:

Address: 406 D. Arceneaux Lot B Assess. Number: 6009142

2. Landowner has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.

Address: 406 D. Arceneaux Lot A Geog. Number: 6025487 <sup>Assessment #</sup>

3. Landowner has maintained the aforementioned adjudicated property continuously for one (1) year prior to the date above written.

Witnesses:

Laurie Adkins  
Rebecca Chanhi

Landowner:

Bernadine Abshire Trehan

NOTARY PUBLIC:

Catherine Z. Carriere  
ID# 13896

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Bernadine  
Abelme Trahan, hereinafter called "Landowner", on this 11<sup>th</sup> day  
of November, 2021, who after being duly sworn, deposed and said:

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

Address: 406 D. Arceneaux Lot A Assess. Number: 6025487

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: Jay Arceneaux Adams Landowner: Bernadine Trahan  
Lebeon Chané

NOTARY PUBLIC:

Catherine J. Carriere  
ID 13896

## Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: **6025487**

### Property Location

406 D ARCENEUX RD PARISH  
Primary Use: Residential

Neighborhood: 505350.00 Parish Line/Rue Des Babineaux/Hwy93/Cameron  
Township: 9

Range: 3

Section: 26

### Legal Descriptions

LOT 2 TR 13 SEC 26 T9S R3E  
(100X82)

### Property Owners

TRAHAN JAMES WAYNE

### Property Mailing Address

121 LA RUE BIARRITZ  
DUSON, LA 70529-3325

### Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201600021331	06/01/2016	TRAHAN JAMES WAYNE	LAFAYETTE PARISH	\$0
201300022347	05/31/2013	LAFAYETTE PARISH	TRAHAN JAMES WAYNE	\$0
201100021955	06/03/2011	TRAHAN JAMES WAYNE	LAFAYETTE PARISH	\$0
201000019487	05/24/2010	MIRE JOHN DUPLEX + 03578	TRAHAN JAMES WAYNE	\$5,000
200100044952	01/01/2001		MIRE JOHN DUPLEX + 03578	\$0
199900005852	02/11/1999	CREDEUR DOROTHY + 03578	MIRE JOHN DUPLEX + 03578	\$6,500
198200028165	01/01/1982		CREDEUR DOROTHY + 03578	\$0

### Taxes by Year

Tax Year	City Taxes	Parish Taxes
2020	\$0.00	\$0.00
2019	\$0.00	\$0.00
2015	\$0.00	\$108.46
2014	\$0.00	\$109.93
2013	\$0.00	\$106.55
2010	\$0.00	\$109.09
2009	\$0.00	\$109.59
2008	\$0.00	\$109.16

### Valuation

Description	Market Value	Assessed Value
Res NonSubd Lot <=1 Ac UL	\$8,230	\$823
Total	\$8,230	\$823
	Taxable Market Value	Taxable Assessed Value
City	\$8,230	\$823
Homestead Exemption	\$0	\$0
Parish	\$8,230	\$823

# Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6009742

## Property Location

406 D ARCENEUX RD PARISH 70583 Unit A  
 Primary Use: Residential

Neighborhood: 505350.00 Parish Line/Rue Des Babineaux/Hwy93/Cameron  
 Township: 9

Range: 3

Section: 26

## Legal Descriptions

LOT 3 SEC 26 T9S R3E  
 (.1882 AC)(100X82)

## Property Owners

ABSHIRE BERNADINE

## Property Mailing Address

810 RIDGE RD  
 DUSON, LA 70529-4319

## Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
198300044712	12/06/1983		ABSHIRE BERNADINE + 03577	\$0

## Taxes by Year

Tax Year	City Taxes	Parish Taxes
2020	\$0.00	\$116.50
2019	\$0.00	\$104.26
2018	\$0.00	\$106.55
2017	\$0.00	\$106.40
2016	\$0.00	\$106.40
2015	\$0.00	\$87.96
2014	\$0.00	\$89.16
2013	\$0.00	\$0.00
2012	\$0.00	\$0.00
2011	\$0.00	\$0.00
2010	\$0.00	\$0.00
2009	\$0.00	\$0.00
2008	\$0.00	\$0.00

## Valuation

Description	Market Value	Assessed Value
Res NonSubd Lot <=1 Ac UL	\$8,190	\$819
Singlewide	\$5,000	\$500
<b>Total</b>	<b>\$13,190</b>	<b>\$1,319</b>
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$13,190	\$1,319
Homestead Exemption	\$0	\$0
Parish	\$13,190	\$1,319

# Lafayette Parish Recording Page

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

**First VENDOR**

TRAHAN, JAMES WAYNE

**First VENDEE**

LAFAYETTE PARISH

Index Type : CONVEYANCES

File Number : 2016-00021331

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) : 06/10/2016

At (Recorded Time) : 3:01:50PM



Doc ID - 039344970002



Do not Detach this Recording Page from Original Document

File Number: 2016-00021331 Seq: 1

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO  
TAX COLLECTOR

OWNERS: TRAHAN JAMES WAYNE

ASSESSMENT NUMBER: 6025487

PROPERTY DESCRIPTION: PARCEL NUMBER: 6025487  
LOT 2 TR 13 SEC 26 T9S R3E (100X82)

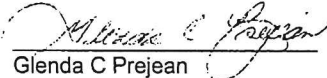
TAXES	108.46
INTEREST	6.51
CERT. NOTICE	20.00
AD FEES	100.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	45.00
RECORDING FEE	
TOTAL AMOUNT ADJUDICATED:	319.97

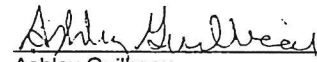
BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the 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 for the year(s) of 2015 at the Parish Government Building of this Parish of Lafayette on June 1st thru June 2nd A.D. 2016 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 1st day of May 2016 and the 15th day of May 2016, 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 1st thru the 2nd day of June 2016 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 7th day of June in the year of our Lord two thousand sixteen in the presence of Glenda C Prejean, and Ashley Guilbeau competent witnesses, who also sign hereunto with me.

WITNESSES:

  
Glenda C Prejean

  
Ashley Guilbeau  
LPSO TAX-041

  
Chief Dupty Tax Collector  
Faron Hollis



**Lafayette Parish Sheriff's Office**  
 Mark T. Garber, *Sheriff and Ex-Officio Tax Collector*

11/5/2021

RAHAN JAMES WAYNE  
 PO BOX 1431  
 SCOTT, LA 70583-1431

Tax Notice#: 6025487  
 406 D ARCENEUX RD

TAX YEAR 2015	
TAXES:	108.46
INTEREST/PENALTY:	233.69
REDEMPTION FEE:	150.00
CERT. NOTICE:	20.00
AD FEES:	100.00
DEED PREPARATION FEE:	25.00
ONLINE TAX SALE FEE:	15.00
RECORDING FEE:	45.00
TAX YEAR 2016	
TAXES:	126.94
INTEREST:	74.89
TAX YEAR 2017	
TAXES:	126.94
INTEREST:	59.66
TAX YEAR 2018	
TAXES:	127.12
INTEREST:	44.49
TAX YEAR 2019	
TAXES:	124.39
INTEREST:	28.61
TAX YEAR 2020	
TAXES:	72.69
INTEREST:	8.00
<b>Total Due:</b>	<b>\$1,490.88</b>

\*\*\* MUST BE PAID WITH CASHIERS CHECK OR MONEY ORDER \*\*\*  
 Post Office Box 92590 | Lafayette, Louisiana 70509-2590 | Phone: 337-236-5880



RECEIVED

NOV 23 2021

Lafayette Consolidated Government  
Chief Administrative Officer

Internal Memorandum

Development and Planning Department  
Office of the Director (9010)

**TO:** Cydra Wingerter **DATE:** November 29, 2021

**FROM:** Mary Sliman, Director

**SUBJ:** *406 D. ARCENEUX ROAD, ASSESSMENT NO. 6025487  
ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER  
PARISH COUNCIL RESOLUTION FOR ADOPTION – DECEMBER 15, 2021*

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Enclosed for your review and consideration is a proposed resolution of the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of 406 D. Arceneaux Road (Assessment No. 6025487), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of this property as the sale price.

The property proposed for disposition has been adjudicated to the Parish of Lafayette since 2016. Property tax and lien arrearages are \$1,490.88 to the Parish. For your reference, an aerial of the two related properties is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Staff Report;
4. A site aerial of the adjudicated property and the applicant property;
5. Application with renovation plan;
6. Affidavits;
7. Assessor's reports on the adjudicated property and the applicant property;
8. Adjudication Certificate; and,
9. LPSO letter documenting tax/environmental liens.

If all is in order, please submit for adoption on the December 15, 2021 Parish Council agenda.

  
\_\_\_\_\_  
Mary Sliman, Director  
Development and Planning Department

MS/kt

Attachments



## LAFAYETTE PARISH COUNCIL MEETING

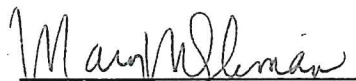
## AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a resolution of the Lafayette Parish Council facilitating the disposition of the property at 406 D Arceneaux Road (Assessment No. 6025487), 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:
  - B. FINAL ADOPTION: December 15, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
  - A. Cover letter from Director (1 page)
  - B. Submittal Form (1 page)
  - C. Resolution (10 pages)
  - D. Staff Report (1 page)
  - E. A site aerial of the adjudicated property and the applicant's property (1 page)
  - F. Application with renovation plan (4 pages)
  - G. Affidavits (2 pages)
  - H. Assessor's reports on 406 D Arceneaux Rd. and 406 D Arceneaux Rd., Unit A (2 pages)
  - I. Adjudication Certificate (2 pages)
  - J. LPSO letter documenting tax/environmental liens (1 page)
- 5) **FISCAL IMPACT:**

Fiscal Impact (will be detailed in Cost-Revenue Analysis)

No Fiscal Impact

RECOMMENDED BY:

  
 \_\_\_\_\_  
 MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

  
 \_\_\_\_\_  
 CHIEF ADMINISTRATIVE OFFICER

