

**RESOLUTION NO. JR-008-2022**

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 419 SOUTH WASHINGTON STREET 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, 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 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 Joint 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: James Proctor**

**Assessment Number: 6070717**

**Property Address: 419 South Washington Street, Lafayette, Louisiana 70501**

**Legal Description:**

419 South Washington Street, Lafayette, Louisiana 70501

“The south half of Lot No. One Hundred Fifty-five (155) of the Mills Addition to the City of Lafayette, Louisiana, with all improvements thereon, having a front of Washington Street of fifty (50) feet by a depth in parallel lines of one hundred forty (140) feet, and bounded north by the north half of said Lot No. One Hundred Fifty-Five (155), east by Lot No. One Hundred Fifty-six (156), south by Lot No. One Hundred Fifty-eight (158), and west by said Washington Street; being the same interest in said property which vendors inherited from the Succession of John Veazie, which judgment of adjudication bears Entry No. 176655 of the records of the Clerk of Court’s Office for the Parish of Lafayette, 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(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 in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth in 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 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 of the aforescribed "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 City Council thereon was as follows:

YEAS: Lewis, A. Naquin, Hebert, Cook, Lazard

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:

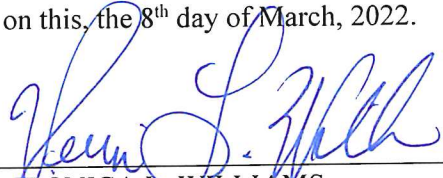
YEAS: Tabor, K. Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 8<sup>th</sup> day of March, 2022.

  
VERONICA L. WILLIAMS  
LAFAYETTE CLERK OF THE COUNCIL



THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this 1<sup>st</sup> day of March, 2022, in the city of Lafayette, Louisiana.

WITNESSES:

SELLER:

LAFAYETTE CITY-PARISH  
CONSOLIDATED GOVERNMENT

Julie Fuge  
Signature

JULIE FUGE  
Printed Name:

Marquise Watson  
Signature

Marquise Watson  
Printed Name:

Josh S. Guillory  
Signature

Name: Joshua S. Guillory  
Title: Lafayette Mayor-President

Emily Beard

NOTARY PUBLIC

Printed Name: Emily Beard

Notary/Bar Roll No.: 174095

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):  
James Proctor

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

\_\_\_\_\_  
NOTARY PUBLIC  
Printed Name: \_\_\_\_\_  
Notary/Bar Roll No.: \_\_\_\_\_

**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 Joint Resolution No. JR-\_\_\_\_ - 2022 of the Lafayette City Council and 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:

James Proctor

whose permanent mailing address is 506 Olivier Street, Lafayette, LA, 70501-5824, 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):  
James Proctor

\_\_\_\_\_  
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:** 6070717

**Property Address:** 419 South Washington Street, Lafayette, LA 70501

“The south half of Lot No. One Hundred Fifty-five (155) of the Mills Addition to the City of Lafayette, Louisiana, with all improvements thereon, having a front of Washington Street of fifty (50) feet by a depth in parallel lines of one hundred forty (140) feet, and bounded north by the north half of said Lot No. One Hundred Fifty-Five (155), east by Lot No. One Hundred Fifty-six (156), south by Lot No. One Hundred Fifty-eight (158), and west by said Washington Street; being the same interest in said property which vendors inherited from the Succession of John Veazie, which judgment of adjudication bears Entry No. 176655 of the records of the Clerk of Court’s Office for the Parish of Lafayette, Louisiana.”

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

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

3K-000-0002

CASE NO. APD 2022-007

APPLICANT INFORMATION

Applicant Name	James Proctor	Phone	(337) 739-2410
		Email	<a href="mailto:james.m.proctor@gmail.com">james.m.proctor@gmail.com</a>
Applicant Address	418 Lafayette Street	Applicant Municipality	Lafayette
Applicant Lives in Neighborhood		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Applicant Services Neighborhood		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, in what capacity?	N/A		

ADJUDICATED PROPERTY INFORMATION

Property Address	419 South Washington Street	Assessment No.	6070717
Neighborhood	Mills Addition	Subdivision	Mills Addition
City District	1 Pat Lewis	Parish District	5 Abraham Rubin
Education Status	City	Parish	
Date Adjudicated	2017	2017	
Amount of Taxes Owed	\$18,028.17	\$2,278.43	
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 \$13,400	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	"MN-1" Mixed-Use Neighborhood	CUP	
Meets Zoning Standard for District	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Assessor's Description	Commercial Subd Lot		
Is Consistent with Area Land Use	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Flood Zone	X		
Will Require Mitigation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Intended Use	Extend Property		
Description of Intended Use	Applicant will use lot for additional green space and to extend existing residential lot.		

Administrator Notes

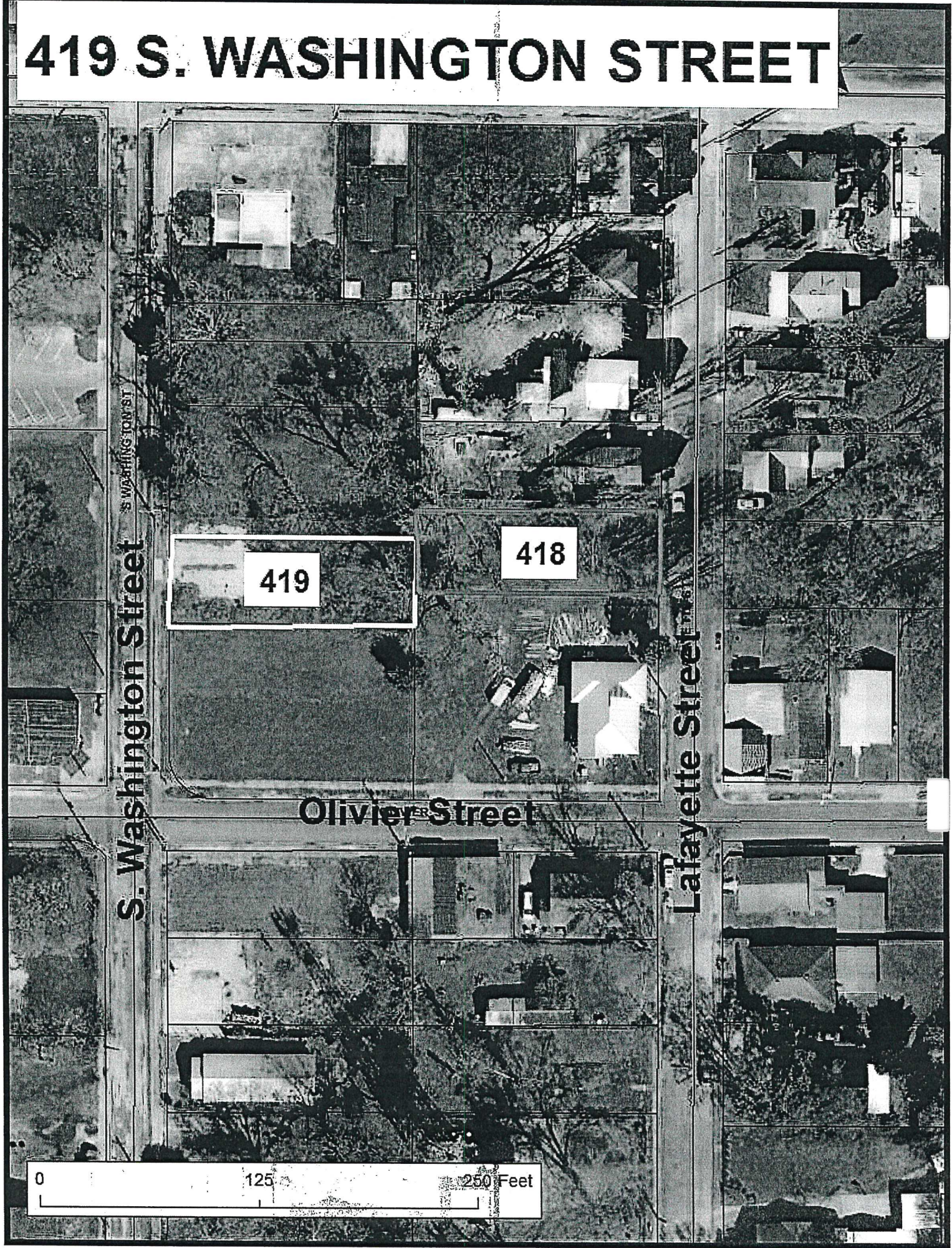
1. Applicant satisfies conditions as established in LCG O-166-2015.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Applicant is approved for this disposition proceeding.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/>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

Conditions not satisfied

1  
2  
3



# 419 S. WASHINGTON STREET





**LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNMENT PLANNING, ZONING &  
DEVELOPMENT DEPARTMENT PLANNING DIVISION**

**APPLICATION FOR SALE TO ADJOINING PROPERTY OWNER**

**GENERAL INFORMATION**

1. Date of Application: 24 May 2019
2. Applicant Name: James Proctor
3. Mailing Address: 423 South Washington, Lafayette, LA 70501
4. Physical Address: ~~423 South Washington Street~~ 418 Lafayette St
5. City, State, Zip: Lafayette, LA 70501
6. Phone number: (337) 739 2410
7. Email: james.m.proctor@gmail.com

This application must be accompanied by a sworn affidavit attesting that the applicant is an adjoining property owner who has been maintaining the targeted property for at least one (1) year.

**PROPERTY INFORMATION**

1. Jurisdiction \_\_\_\_\_
2. Assessment No. 6070717
3. Municipal Address 419 South Washington Street
4. City, State, Zip Lafayette, LA 70501
5. Council District 3

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)  
**SOUTH 1/2 LOT 155 MILLS ADD**

LAFAYETTE CONSOLIDATED GOVERNMENT

APPLICATION FOR ADJUDICATED PROPERTY

PROPERTY RENOVATION PLAN

1. Applicant Name James Proctor
2. Project Address 419 S Washington Street
3. City, State, Zip Lafayette, LA 70501
4. Zoning Designation MN-1
5. Assessor's Description SOUTH 1/2 LOT 155 MILLS ADD
6. Condition of Property Vacant lot with concrete slab
7. Intended Use Extension of existing residential lot

8. Land Uses of Adjacent and Vicinity Properties: Residential

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which may consist of 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 to an adjoining property has been applied could require additional review and approval beyond this process.



## **RULES FOR SALE TO AN ADJOINING PROPERTY 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  
P.O. Box 4017-C  
Lafayette, LA 70502

### **Rules**

- 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 adjoining property owner must sign an affidavit that they have been maintaining the subject adjudicated property for more than a year.
- An applicant cannot be a tax debtor or an owner of the property applied for.
- 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:**

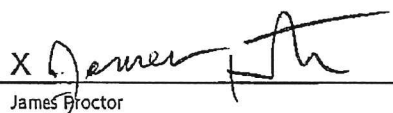
Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

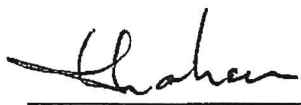
Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

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.

X   
James Proctor

  
\_\_\_\_\_

Administrator (Documenting Receipt of Application)

5/24/2019  
5/24/2019

Date

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared \_\_\_\_\_

James Proctor, hereinafter called "Landowner", on this 19<sup>th</sup> day  
of June, 2019, who after being duly sworn, deposed and said:

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

Address: 423 S. Washington St Assess. Number: 6049077

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

Address: 419 S. Washington St Geog. Number: 6070717

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

Witnesses:

Mandy Domingue  
Mandy Domingue  
Rickey J. Couvillion  
Rickey J. Couvillion

Landowner:

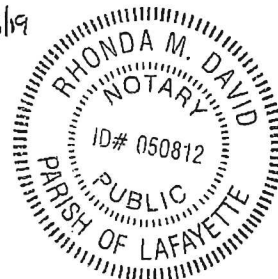
James Proctor  
James Proctor

NOTARY PUBLIC:

Rhonda M. David, 6/18/19

Rhonda M. David, Notary ID #050812  
State of Louisiana  
Parish of Lafayette  
My Commission Is for Life

THIS DOCUMENT NOT  
PREPARED BY NOTARY  
PUBLIC ATTESTING TO  
SIGNATURES ONLY



STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared James  
Proctor, hereinafter called "Landowner", on this 04<sup>th</sup> day  
of October, 2019, who after being duly sworn, deposed and said:

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

Address: 418 Lafayette St. Lafayette Assess. Number: 6011057

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:

Mandy Domingue  
Mandy Domingue  
Rickey J. Couvillion  
Rickey J. Couvillion

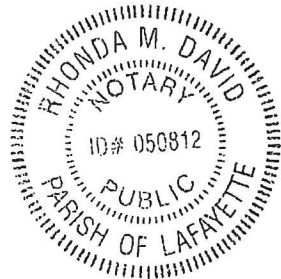
Landowner:

James Proctor  
James Proctor

NOTARY PUBLIC:

Rhonda M. David

Rhonda M. David, Notary ID #050812  
State of Louisiana  
Parish of Lafayette  
My Commission is for Life



THIS DOCUMENT NOT  
PREPARED BY NOTARY  
PUBLIC ATTESTING TO  
SIGNATURES ONLY



Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6070717

Property Location

S 419 WASHINGTON ST LAFAYETTE

Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
Subdivision: MILLS ADDITION  
0155  
Subdivision: MILLS area  
Township: 9

Range: 4

Section: 26

Legal Descriptions

S 1/2 LOT 155 MILLS ADD

Property Owners

WELLINGTON HALL LTD/TAX YEAR 2002  
VEAZIE MICHAEL  
VEAZIE JOSEPH  
MINIX PEGGY VEAZIE  
VEAZIE MARTHA  
NAVARRE JENNIFER VEAZIE  
VEAZIE PATSY  
VEAZIE RONALD  
VEAZIE JOANN

Property Mailing Address

111 GIRARD PARK DR APT 8  
LAFAYETTE, LA 70503-2357

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201700044654	11/16/2017	VEAZIE MICHAEL ET AL	LAFAYETTE CITY PARISH CONSOLIDATED GOVERNMENT	\$0
201700022846	06/07/2017	WELLINGTON HALL LTD	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
201700024296	06/07/2017	WELLINGTON HALL LTD	LAFAYETTE PARISH	\$0
200300027558	05/07/2003	VEAZIE MICHAEL + VEAZIE JOSEPH	WELLINGTON HALL LTD/TX YR 2002 + VEAZIE MICHAEL ET	\$0
200300023737	01/01/2003		WELLINGTON HALL LTD/TX YR 2002 + VEAZIE MICHAEL ET	\$0
200200027102	06/07/2002	VEAZIE HERMAN	VEAZIE MICHAEL + VEAZIE JOSEPH	\$0
200200020071	01/01/2002		VEAZIE MICHAEL + VEAZIE JOSEPH	\$0
200200025664	01/01/2002		VEAZIE MICHAEL + VEAZIE JOSEPH	\$0
200200029611	01/01/2002		VEAZIE MICHAEL + VEAZIE JOSEPH	\$0
200100025874	01/01/2001		VEAZIE MICHAEL + VEAZIE JOSEPH	\$0
199200020022	01/01/1992		VEAZIE HERMAN	\$0
199200022288	01/01/1992		VEAZIE HERMAN	\$0
198900021188	01/01/1989		VEAZIE HERMAN	\$0
198900023217	01/01/1989		VEAZIE HERMAN	\$0
194900232363	01/01/1949		VEAZIE HERMAN	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2021	\$24.37	\$116.31
2020	\$0.00	\$0.00
2019	\$0.00	\$0.00
2018	\$23.85	\$112.93
2017	\$82.22	\$388.60
2016	\$82.22	\$388.60
2015	\$82.88	\$387.46
2014	\$82.88	\$392.81
2013	\$82.88	\$380.52
2012	\$82.88	\$389.29
2011	\$82.88	\$390.40
2010	\$82.88	\$389.75
2009	\$82.88	\$391.59
2008	\$82.42	\$390.02

Valuation

Description	Market Value	Assessed Value
Comm Subd Lot	\$13,400	\$1,340
Total	\$13,400	\$1,340
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$13,400	\$1,340
Unimproved Fraction	\$0	\$0

Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6011057

Property Location

418 LAFAYETTE ST LAFAYETTE

Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
Subdivision: MILLS ADDITION  
0156  
Subdivision: MILLS area  
Township: 9

Range: 4

Section: 26

Legal Descriptions

P LOT 156 MILLS ADD (10X140)

Property Owners

PROCTOR JAMES

Property Mailing Address

506 OLIVIER ST  
LAFAYETTE, LA 70501-5824

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
202000020077	06/23/2020	LAFAYETTE CITY PARISH CONSOLIDATED GOVERNMENT	PROCTOR JAMES	\$0
200200005488	01/01/2002		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
200100018830	01/01/2001		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
200000019089	01/01/2000		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199900023721	01/01/1999		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199800023180	01/01/1998		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199700020291	01/01/1997		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199700028553	01/01/1997		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199700028761	01/01/1997		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199600023675	01/01/1996		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199400010612	01/01/1994		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199400012758	01/01/1994		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199400012764	01/01/1994		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199300020895	01/01/1993		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199200023852	01/01/1992		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199200024227	01/01/1992		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199100018453	01/01/1991		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
199100021361	01/01/1991		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
197900024319	01/01/1979		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
197800009562	04/27/1978		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0
197800014891	01/01/1978		ANDRUS CASTELEE + ANDRUS PEARLY ARCENEUX (ESTATE)	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2021	\$15.82	\$75.51
2020	\$0.00	\$0.00
2019	\$0.00	\$0.00
2018	\$15.49	\$73.30
2017	\$15.49	\$73.19
2016	\$15.49	\$73.19



Lafayette Parish Recording Page

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

First VENDOR

WELLINGTON HALL LTD

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : CONVEYANCES

File Number : 2017-00022846

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) : 06/13/2017

At (Recorded Time) : 11:23:32AM



Doc ID - 040388100002

Do not Detach this Recording Page from Original Document

File Number: 2017-00022846 Seq: 1

ADJUDICATION OF TAX SALE TITLE

Assessment # 6070717

State of Louisiana  
Lafayette Consolidated Government  
Parish of Lafayette  
City of Lafayette

BE IT KNOWN AND REMEMBERED, that I, Lisa Chiasson, Tax Collector for the Lafayette Consolidated Government, City of Lafayette, Louisiana in the name of said City and by virtue of the authority in me vested by the Constitution and laws of the State of Louisiana and in pursuant of the requirements of the law, having mailed and published the notice required by the law, and having strictly complied with each and every requirement of the law relating to delinquent taxes, tax debtors, and to seizures. Advertisements, and sale of tax sale title to the property in full, did in the manner prescribed in the law, advertise in The Daily Advertiser, the official journal of said City, a daily newspaper published in 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 2016 , with interest and cost being \$1,151.33 at the principal front door of the Lafayette Parish Sheriff Department (1010 Lafayette Street-2<sup>nd</sup> Floor, Lafayette, Louisiana) on the Wednesday June 7th thru Thursday June 8th 2017, 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 30th, 2017 and May 14th, 2017 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 Parish Sheriff Department on Wednesday June 7th thru Thursday June 8th in the manner required by law, in said list as advertised the following described properties appeared in the name(s) of the following person(s):

WELLINGTON HALL LTD/TAX YEAR 2002, VEAZIE MICHAEL ET AL

Property Description:


S 1/2 OF LOT 155 MILLS ADD

And on said Wednesday June 7th thru Thursday June 8th 2017, after beginning but not completing said list, I continued the same within legal hours the next succeeding legal days offering tax sale title to said property for sale at public auction in the manner required by said laws and the whole or the undivided interest of the tax debtor therein being in the smallest amount of said property that any bidder would buy and pay the taxes and cost and the Lafayette Consolidated Government, City of Lafayette, being the bidder and having complied with the terms of sale, became the purchaser of tax sale title to the whole of the property or the undivided interest of the tax debtor therein.

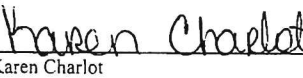
NOW, THEREFORE, all the formalities of the law having complied with, I, Lisa Chiasson, Tax Collector for said Lafayette Consolidated Government, City of Lafayette, by virtue of the authority in me vested by the laws of the State of Louisiana do by these presents sell and transfer unto Lafayette Consolidated Government, 1875 W Pinhook Rd Ste B Lafayette, La 70508, tax sale title to the property or the undivided interest of the tax debtor therein. The Lafayette Consolidated Government, City of Lafayette has the right to take possession of the property and become owner of the property pursuant to R.S. 47:2231 through 2237. Lafayette Consolidated Government, City of Lafayette has the right to sell or donate the property pursuant to R.S. 47:2201, 2211, and 2237. The property may be redeemed pursuant to the provisions of R.S. 47:2241 through 2247.

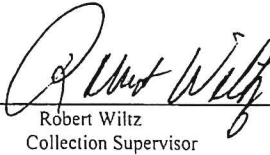
IN TESTIMON THEREOF, I have hereunto signed my name officially at 1875 W Pinhook Rd Ste B Lafayette, La 70508 ,Parish of Lafayette, in the presence of the two undersigned competent witnesses, who also signed 6/12/2017.

Witnesses:

  
Crystal Benoit

LISA CHIASSON  
Tax Collector, Lafayette Consolidated Government

  
Karen Charlot

BY   
Robert Wiltz  
Collection Supervisor

Lafayette Parish Recording Page

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

First VENDOR

WELLINGTON HALL LTD

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES


File Number : 2017-00024296

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

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

  
Clerk of Court

On (Recorded Date) : 06/16/2017

At (Recorded Time) : 1:37:01PM



Doc ID - 040404300002

Do not Detach this Recording Page from Original Document

File Number: 2017-00024296 Seq: 1

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO  
TAX COLLECTOR

OWNERS: WELLINGTON HALL LTD/TAX YEAR 2002, VEAZIE MICHAEL ET AL

ASSESSMENT NUMBER: 6070717

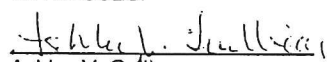
PROPERTY DESCRIPTION: PARCEL NUMBER: 6070717  
S 1/2 OF LOT 155 MILLS ADD

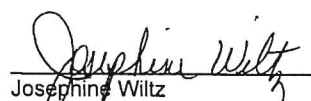
TAXES	388.60
INTEREST	23.32
CERT. NOTICE	20.00
AD FEES	100.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	45.00
RECORDING FEE	
TOTAL AMOUNT ADJUDICATED:	616.92

BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2180, 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 2016 at the Parish Government Building of this Parish of Lafayette on June 7th thru June 8th A.D. 2017 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 30th day of April 2017 and the 14th day of May 2017, 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 7th thru the 8th day of June 2017 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, Mark T. Garber, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2186, 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, Mark T. Garber, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 12th day of June in the year of our Lord two thousand seventeen in the presence of Ashley V. Guilbeau, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES:

  
Ashley V. Guilbeau

  
Josephine Wiltz  
LPSO TAX-041

  
Chief Dupty Tax Collector  
Faron Hollis



JN-000 2022

**Lafayette Consolidated Government  
City of Lafayette  
705 West University Avenue  
Lafayette, LA 70506**

WELLINGTON HALL LTD/TAX YEAR 2002  
WELLINGTON HALL LTD/PETER NAVARRE  
111 GIRARD PARK DR APT 8  
LAFAYETTE, LA 70503-2357

Tax Notice#: 6070717  
Parcels: 6070717

TAX YEAR 2016  
TAXES: 82.22  
INTEREST/PENALTY: 717.93  
REDEMPTION FEE: 150.00  
ENVIRONMENTAL LIEN: 885.00  
CERT. NOTICE: 20.00  
AD FEES: 100.00  
ONLINE TAX SALE FEE: 15.00  
RECORDING FEE: 45.00

TAX YEAR 2017  
TAXES: 82.22  
INTEREST: 41.11

TAX YEAR 2018  
TAXES: 23.85  
INTEREST: 9.06  
ENVIRONMENTAL LIEN: 1,997.00  
DEMOLITION FEE: 12,668.25

TAX YEAR 2019  
TAXES: 24.03  
INTEREST: 6.25  
ENVIRONMENTAL LIEN: 559.00

TAX YEAR 2020  
TAXES: 24.03  
INTEREST: 3.36

TAX YEAR 2021  
TAXES: 24.37  
INTEREST: 0.49  
ENVIRONMENTAL LIEN: 550.00

**Total Due: \$18,028.17**

THE ABOVE FIGURES ARE GOOD THRU: 2/28/2022 , AND MUST BE RECEIVED ON OR BEFORE 2/28/2022

IN THE OFFICE OF:           LAFAYETTE CONSOLIDATED GOVERNMENT  
CITY OF LAFAYETTE  
1875 W PINHOOK RD STE B  
PO BOX 4024  
LAFAYETTE, LOUISIANA 70502  
TELEPHONE: (337) 291-8272

**MUST BE PAID WITH CASHIER'S CHECK OR MONEY ORDER PAYABLE TO:  
LAFAYETTE CONSOLIDATED GOVERNMENT TAX COLLECTOR**





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

2/10/2022

ELLINGTON HALL LTD/TAX YEAR 2002  
ELLINGTON HALL LTD/PETER NAVARRE  
11 GIRARD PARK DR APT 8  
LAFAYETTE, LA 70503-2357

Tax Notice#: 6070717  
419 S WASHINGTON ST

TAX YEAR 2016	
TAXES:	388.60
INTEREST/PENALTY:	405.81
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 2017	
TAXES:	388.60
INTEREST:	194.30
TAX YEAR 2018	
TAXES:	112.93
INTEREST:	42.91
TAX YEAR 2019	
TAXES:	110.47
INTEREST:	28.72
TAX YEAR 2020	
TAXES:	116.18
INTEREST:	16.27
TAX YEAR 2021	
TAXES:	116.31
INTEREST:	2.33

**Total Due: \$2,278.43**  
Post Office Box 92590 | Lafayette, Louisiana 70509-2590 | Phone: 337-236-5880

\*\*\* MUST BE PAID WITH CASHIERS CHECK OR MONEY ORDER \*\*\*  
\*\*\* PAYABLE TO: LAFAYETTE PARISH TAX COLLECTOR \*\*\*

\*\*\*WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 2/10/2022 , THE  
CURRENT AMOUNT OWED IS ONLY VALID UNTIL 2/10/2022 \*\*\*

  
COLLECTIONS

LPSO TAX-036



Internal Memorandum

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

RECEIVED

FEB 17 2022

Lafayette Consolidated Government  
Chief Administrative Officer

TO: Cydra Wingerter  
DATE: February 18, 2022

FROM: Mary Sliman, Director

SUBJ: **419 SOUTH WASHINGTON STREET, ASSESSMENT NO. 6070717**  
**ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER**  
**JOINT COUNCIL RESOLUTION FOR ADOPTION – MARCH 8, 2022**

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 419 South Washington Street, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of 419 South Washington Street as the sale price.

The property proposed for disposition has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 2017. Property tax and lien arrearages are \$18,028.17 to the City and \$2,278.43 to the Parish. For your reference, an aerial of the 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's property;
5. Application with renovation plan;
6. Affidavits;
7. Assessor's reports on 419 South Washington Street and 418 Lafayette Street;
8. Adjudication Certificates; and,
9. LUS/LPSO letters documenting tax/environmental liens.

If all is in order, please submit for adoption on the March 8, 2022 City Council and Parish Council agendas.

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

MS/kt

Attachments

## 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 the property at 419 South Washington Street (Assessment No. 6070717), 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: March 8, 2022
- 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 419 S. Washington and 418 Lafayette Streets. (2 pages)
  - I. City and Parish Adjudication Certificates (4 pages)
  - J. LUS/LPSO letters documenting tax/environmental liens (4 pages)
- 5) **FISCAL IMPACT:**  
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)  
☒ No Fiscal Impact

RECOMMENDED BY:



MARY SLOMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER