

ORDINANCE NO. 4307

AN ORDINANCE DECLARING INTENT TO ACQUIRE FULL OWNERSHIP INTEREST IN CERTAIN ADJUDICATED PROPERTIES

WHEREAS, the Police Jury of Bossier Parish previously adopted Ordinance No. 4304 of 2009, providing for the regulation of the acquisition of full ownership and merchantable title to adjudicated properties;

WHEREAS, the properties identified on **Exhibit A** have been previously adjudicated to Bossier Parish and more than five years have elapsed from the filing of the tax sale certificate for each property; and

WHEREAS, the provisions of La. R.S. 47:2236 *et seq.* allow the Police Jury to declare, by ordinance duly enacted, that it intends to acquire a full ownership interest in adjudicated properties.

NOW THEREFORE, BE IT ORDAINED, that:

Section 1: Claim of Ownership of Adjudicated Property.

A. The Police Jury of Bossier Parish, in regular session convened on the date set forth below, hereby declares it intends to acquire a full ownership interest in the properties identified on **Exhibit A** in accordance with the provisions of this Ordinance and La. R.S. 47:2236 *et seq.*

B. A copy of this ordinance shall be filed with the recorder of mortgages for Bossier Parish. The recorder shall index the names of the tax debtor and the Parish of Bossier as mortgagees. A transfer, mortgage, lien, privilege, or other encumbrance filed after the filing of the ordinance shall not affect the property. The recorder of mortgages or recorder of conveyances shall cancel, erase, terminate, or release the acts upon the request of the Parish Administrator.

C. The Parish Administrator shall, within thirty days after the filing of the instrument and ordinance described above, or as soon thereafter as practical, send a written notice regarding the acquisition to the tax sale parties whose interest the Parish of Bossier intends to be terminated, that the party has until sixty (60) days after the date of the notice to redeem the property or otherwise challenge in a court of competent jurisdiction the acquisition.

D. The notice shall constitute a notice of sale. The sending of this notice shall constitute service of the notice of sale under Article VII, Section 25 of the Constitution of Louisiana. The notice required by this Ordinance shall be sufficient, and it shall not be necessary to determine whether notice of the tax sale or any other notice was given. The notice shall be sufficient if it conforms with La. R.S. 47:2236(C)(2).

E. The Parish Administrator shall cause to be published in the official journal of the Parish of Bossier a notice that any tax sale party whose interest the Police Jury intends to be terminated has until sixty (60) days to redeem the property or otherwise challenge in a court of competent jurisdiction the acquisition. The publication shall be sufficient if it is in the form provided for by La. R.S. 47:2236(D)(2).

F. If the property is not redeemed within the time limit set forth in this Ordinance, the ordinance shall become operative, and the Parish of Bossier shall acquire full ownership of the property, subject only to such rights as determined by a final judgment rendered in an action filed within the time limits set forth in this Ordinance. The Parish Administrator shall file a notice in the conveyance records indicating that the Parish of Bossier has acquired full ownership of the property in compliance with this Section. The notice shall be sufficient if it conforms with La. R.S. 47:2236(E).

G. Contemporaneously with or subsequent to the filing of the notice, the Parish Administrator may file with the recorder of mortgages an affidavit indicating how the tax sale parties whose interest the Police Jury intends to be terminated were identified, how the address of each tax sale party was obtained, how the written notice was sent, the results of sending the

written notice, and the dates of publication. The affidavit may also contain a statement of the interest to which the Parish of Bossier takes subject. The recorder of mortgages shall index the affidavit only under the names of the Parish of Bossier and the tax debtor, as mortgagors. The affidavit shall be sufficient if it is in the form set forth in La. R.S. 47:2236(F).

H. The filing of the affidavit provided in this Ordinance with the recorder of mortgages of Bossier Parish shall operate as a cancellation, termination, release, or erasure of record of all statutory impositions of all political subdivisions then due and owing, of all governmental liens, and of all interests, liens, mortgages, privileges, and other encumbrances recorded against the property sold and listed in the affidavit.

Section 2. Sale of adjudicated properties owned by the Parish.

A. In the event Parish of Bossier acquires full ownership of any or all of the adjudicated properties described in **Exhibit A** pursuant to the provisions of La. R.S. 47:2236 and Section 1 of this Ordinance, the Police Jury hereby authorizes the Parish Administrator to sell said acquired adjudicated property or properties at public auction as set forth in Ordinance No. 4304 of 2009.

B. The Parish Administrator may select any or all of the adjudicated properties acquired by the Parish as listed on **Exhibit A**, for sale at public auction. The selection of these properties shall be in the sole discretion of the Parish of Administrator and may be done in single parcels or in multiple lots.

Section 3. General

All Acts of Sale of adjudicated property shall contain provisions, acceptable in form and substance to the legal counsel for the Police Jury, which provide that all such sales shall be for cash and shall be without warranty of title and without any warranty of merchantability or fitness; shall be "as is, where is"; that it shall be the obligation of the purchaser to obtain title insurance, if it is desired; that all such sales shall be subject to such encumbrances, liens, mortgages, real charges or other burdens reflected in the public records; and that the Act of Sale for such adjudicated property shall contain a condition which shall require the purchaser of such property to improve/renovate/make use of the tract, to the satisfaction of Bossier Parish Police Jury, within 270 days of the passage of the Act of Sale and that, if the purchaser fails to timely comply with this provision, Bossier Parish Police Jury shall have the right to dissolve or cancel the sale.

Section 4. Severability

Should any part of this ordinance be declared null, void, invalid, illegal or unconstitutional, the remainder of the said ordinance shall remain in full force and effect.

Section 5. Effective date

This ordinance shall become effective this 16th day of September, 2009.

The ordinance was offered by Ms. Bennett, seconded by Mr. Johnston. Upon unanimous vote, it was duly adopted on this 16th day of September, 2009.

CINDY A. DODSON
PRESIDENT
PARISH SECRETARY
JURY

GLENN BENTON,
BOSSIER PARISH POLICE

**EXHIBIT "A" TO ORDINANCE DECLARING INTENT
TO ACQUIRE FULL OWNERSHIP INTEREST
IN CERTAIN ADJUDICATED PROPERTIES**

The Police Jury of Bossier Parish, Louisiana, intends to acquire full ownership interest in the following properties:

1. Parcel No.: S302-0008A

Assessor's No.: 117097
Tax Debtor: Lo-Bar Development Co. Inc.
3617 Willow Wisp Cir.
Haughton, LA 71037

Legal Description: BEGIN AT NW COR OF LOT 8, DOGWOOD PARK SUBDV UNIT #14, THENCE S 03 DEG 06 MIN 00 SEC W 120 FT TO PT OF BEGIN, THENCE S 03 DEG 06 MIN 00 SEC W 20 FT TO PT ON NLY R/W LINE OF DOGWOOD TRAIL, THENCE N 89 DEG 22 MIN 00 SEC W 20 FT TO PT OF CURVE HAVING A RADIUS OF 20.88 FT, THENCE NELY ALONG SAID CURVE 28.89 FT TO PT OF BEGIN.

2. Parcel No.: S671-0009A

Assessor's No.: 147418
Tax Debtor: David Ray Cox
232 Mathes Rd.
Doyline, LA 71023

W. Wayne Hardin
2140 Airline Drive
Bossier City, LA 71111

Legal Description: A PORTION OF LOT 9 DES AS FOLLOWS: BEGIN AT NW COR OF LOT 4, RUN S 0 DEG 26 MIN W 300 FT, THENCE N 89 DEG 34 MIN W 20 FT, THENCE N 0 DEG 26 MIN E 300 FT, THENCE S 89 DEG 34 MIN E 20 FT TO PT OF BEGIN, RIVERBEND EQUINE CENTER.

3. Parcel No.: 19122715D3

Assessor's No: 147412
Tax Debtor: R. S. Craig
109 Dover Ct.
Bossier City, LA 71111

Legal Description: 10 FT. SQ. IN NW COR. OF THE FOLLOWING DES. PROPERTY: BEGIN AT NW COR. OF SW OF SE. SEC. 27, RUN E. 656 FT. TO PT. OF BEGIN., CONTINUE E. 644 FT., THENCE S. 70 FT. TO R/W OF BELLEVUE-ADNER ROAD, THENCE SWLY ALONG SAID R/W TO PT. DUE S. OF PT. OF BEGIN., THENCE N. APPROX. 525 FT. TO PT. OF BEGIN., T. 19, R. 12.

4. Parcel No.: 18121224A

Assessor's No.: 147401
Tax Debtor: Lawrence & Company Inc.
c/o Mrs. T. H. Lawrence

P. O. Drawer 1742
Shreveport, LA 71166-1742

- Legal Description: A STRIP OF LAND LYING E. OF MERRY WOODS SUBDV. UNIT #5 BEING APPROX. 33.72 FT WIDE AND A STRIP LYING E. OF MERRY WOODS SUBDV. UNIT #4 LESS TRACTS DES. IN VOLS. 525-254, 525-255, 525-830, 526-236, 526-238, 526-482, 527-595, 529-520, 536-793, SEC. 12, T. 18, R. 12.
5. Parcel No.: 1712341A
- Assessor's No.: 147413
Tax Debtor: Clarice O. Creech
409 Plaza Circle
Bossier City, LA 71111
- Legal Description: BEGIN. AT NW COR. OF NE OF SW, THENCE N. 0 DEG. 41 MIN. E. 8.31 FT, THENCE N. 89 DEG. 34 MIN. W. 31.07 FT., THENCE S. 0 DEG. 52 MIN. W. TO A PT. WHICH IS N. 89 DEG. 18 MIN. W. 30.64 FT. TO PT. OF BEGIN., THENCE S. 89 DEG. 18 MIN. E. 30.64 FT. TO PT. OF BEGIN., SEC. 34, T. 17, R. 12.
6. Parcel No.: 19122716F1
- Assessor's No.: 147400
Tax Debtor: Donna Olivia Deters
c/o Randall Youngblood
Rt. 13 Box 99
Lake Charles, LA 70611
- Dovie Marie and Daniel H. Terry
(address unknown)
- Legal Description: NE OF SW, E. 150 FT. OF THAT PART OF SE OF SW, LYING N. OF NLY R/W OF ADNER-BELLEVUE RD., LESS TRACTS DES. IN VOLS. 650-615, 673-862, 723-797, SEC. 27, T. 19, R. 12.
7. Parcel No.: S295-0065A
- Assessor's No.: 147375
Tax Debtor: Gail Lamar Evans
1930 Wildwood Drive
Haughton, LA 71037
- Sharon Jeanette Smith Evans
(address unknown)
- Legal Description: LOT 65, LESS N. 78.21 FT., DOGWOOD PARK UNIT #9.
8. Parcel No.: 16100611F
- Assessor's No.: 120052
Tax Debtor: Lorene A. Sessums
1304 E. 10th, Apt. 12B
Atlantic, IA 50022
- Douglas Duane Morgan
(address unknown)

- Legal Description: FROM NW COR OF NE OF SW, SEC 6, RUN E 186 FT, THENCE S 0 DEG 07 MIN W 440.38 FT TO NW COR OF SANDIDGE SUBDV, CONTINUE S 0 DEG 07 MIN W ALONG W LINE OF SAID SUBDV 67.71 FT TO PT OF BEGIN, BEING IN THE CENTERLINE OF PUBLIC ROAD, THENCE CONTINUE S 0 DEG 07 MIN W ALONG THE W LINE OF SAID SUBDV 245.74 FT TO PT ON THE ELY R/W OF TOOKE RD, THENCE N 19 DEG 43 MIN W ALONG SAID R/W 194.63 FT TO THE CENTERLINE OF PUBLIC ROAD, THENCE TRAVERSING SAID CENTERLINE AS FOLLOWS: N 74 DEG 026 MIN 40 SEC E 6.48 FT, N 44 DEG 35 MIN 20 SEC E 85.35 FT TO PT OF BEGIN, SEC 6, T 16, T 10.
9. Parcel No.: 1812047A2B1
- Assessor's No.: 147407
Tax Debtor: Oceans Insurance Company Inc.
c/o Mrs. Katherine B. Aulds
7043 Kings Hwy. East
Shreveport, LA 71105
- Legal Description: BEGIN AT SE COR. OF SEC., THENCE W. 2587.23 FT TO PT. OF BEGIN., THENCE N. 0 DEG. 05 MIN. E. 30 FT., THENCE E. 312.23 FT., THENCE S. 0 DEG. 05 MIN W. 30 FT., THENCE W. TO PT. OF BEGIN., SEC. 4, T. 18, R. 12.
10. Parcel Nos.: 2113269A and 2113611A
- Assessor's No.: 147390
Tax Debtor: J & B Properties
(address unknown)
- Land Sales Inc.
c/o Wesley D. Burdine
3725 East Texas Street
Bossier City, LA 71111
- Legal Description: 30 FT. STRIP OFF S. & W. SIDES OF SE OF NE OF SW OF SE & 30 FT. STRIP OFF S. SIDE OF NW OF NE OF SW OF SE, S. 30 FT. OF N ½ OF SE, N. 30 FT. OF S. ½ OF SE & N. 30 FT. OF E. ½ OF SE OF SW OF SE, THE S. 30 FT. OF N. 330 FT. OF NW OF SW OF SE, E. 60 FT. OF N. 300 FT. OF NW OF SW OF SE, AND THAT PART OF THE CUL DE SAC OF A 50 FT., RADIUS CENTERED 50 FT. W. OF SE COR OF N ½ OF NE OF SE OF SW, BEING IN THE SE COR. OF SAID TRACT, SEC. 26, T. 21, R. 13.
11. Parcel Nos.: S291-0004A & S291-0005A
- Assessor's No.: 147374
Tax Debtor: Raymond Edward Lavelle Sr.
8612 Woodfox Cir.
Haughton, LA 71037
- Doris Loretta Farmer Lavelle
(address unknown)
- Legal Description: BEGIN. AT NW COR. OF LOT 5, THENCE S. 89 DEG. 07 MIN. E. 116.80 FT. TO COR. OF LOT 4, THENCE S. 0 DEG. 53 MIN. W. 12 FT., THENCE N. 83 DEG. 16 MIN. 11 SEC. W. 42.27 FT. TO W. LINE OF LOT 4, THENCE N. 85 DEG. 53 MIN. 12 SEC. W. 75.02 FT. TO W. LINE OF LOT 5, THENCE N. 3 DEG. 05

MIN. E. ALONG SAID LINE 3.47 FT. TO PT. OF BEGIN.,
DOGWOOD PARK SUBDV. UNIT #5.

12. Parcel Nos.: S693-0002A & S693-0001A
- Assessor's No.: 119316
Tax Debtor: H. E. Raney Jr.
270 Carrollton
Shreveport, LA 71105
- Legal Description: LOT 1, LESS TRACTS DES. IN VOLS. 343-23, 343-24, 343-25
& LESS STREET LOT 2, LESS TRACTS DES. IN VOLS. 343-
21, 343-349, 350-413, 541-85 & LESS ST., SANDIDGE SUBDV.
13. Parcel No.: 1911316E2-IMP
- Assessor's No.: 147410
Tax Debtor: Barbara Ann Yolk
400 Fullwood Rd.
Princeton, LA 71067
- Legal Description: RESIDENCE LOCATED ON PROPERTY OF CLAUDELL
FULLER, SR., 6-E2, 31-19-11.
14. Parcel No.: S995-0012
- Assessor's No.: 147425
Tax Debtor: Arlinders Hall
1440 Airport Drive
Shreveport, LA 71107
- City of Shreveport
505 Travis Street
Shreveport, Louisiana 71101
- Legal Description: IMPROVEMENTS LOCATED ON LOT 12,
DOWNTOWN AIRPORT