

**ORDINANCE NO. 1154**

**AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE CITY OF MINDEN TO SELL CERTAIN ADJUDICATED PROPERTIES (PARCEL 128698); AND FURTHER PROVIDING WITH RESPECT THERETO**

**WHEREAS**, the immovable properties described below were adjudicated to the City of Minden, for nonpayment of taxes; and purchased at a public auction by high bidder:

1. **PARCEL #128698:** LOT THREE (3) AND NORTH ONE-HALF (1/2) OF LOT TWO (2) OF THE HARRELL HEIGHTS SUBDIVISION, AS PER PLAT AND MAP ON RECORD AT THE CLERK'S OFFICE IN THE WEBSTER PARISH COURT HOUSE, MINDEN, LOUISIANA. THE ABOVE-DESCRIBED LAND IS IN BLOCK TWO (2); AND IS RECORDED IN MAP BOOK ONE (1) PAGE 29; NO MUNICIPAL ADDRESS: ADJUDCIATED TO THE CITY ON 05/06/2000

**Purchaser:** Kimberly Baez **Bid:** \$733.33 **Auction Date:** LOT NEXT DOOR

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

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

**WHEREAS**, in accordance with L.A. R.S. 47:2202 the City of Minden has set a minimum bid for public sale for each property; and

**WHEREAS**, the City has offered these properties to the highest bidder at the time of sale; and

**WHEREAS**, the property described herein above was offered at public auction on listed dates.

**NOW, BE IT ORDAINED**, by the Minden City Council, that any Act of Sale of the below described property shall contain the following conditions and requirements:

- 1) The properties shall be sold in accordance with LS-R.S. 47:2201 *et seq.*, without any warranty, from either the City or Management Company, whatsoever, even as to the return of the purchase price.
- 2) The sale shall be on a form approved by the City Attorney and that the sales price is paid by certified funds at or near the time of the sale.
- 3) The sale shall include a reservation of all mineral rights to the City but shall convey all surface rights.
- 4) The following shall be completed prior to closing of sale:
  - a. E&P Consulting Services, LLC shall certify in writing to the City Attorney that they have examined the mortgage records, conveyance records, probate and civil suit records of the Parish of Webster and that attached to this certification will be a written list of names and last known addresses of all owners, mortgagees, and any other person who may have a vested or contingent interest in the property, or who has filed a request for notice as provided in the former provisions LS-R.S. 33:4720.17(B), as indicated in those records.
  - b. E&P Consulting Services, LLC has provided notice to those persons identified in accordance with LS-R.S. 47:2201 *et seq.* Proof of said notice will be filed in the records of Webster Parish immediately after the Act of Sale.

c. At the time of closing, the E&P Consulting Services, LLC will certify in writing to City Attorney and Clerk of Court that the number of days mandated by LS-R.S. 47:2201 *et seq.* has elapsed since the above required notice was made or attempted and that the property has not been redeemed by the payment of the taxes owed.

**BE IT FURTHER ORDAINED**, by the Minden City Council, that the Mayor is hereby authorized to execute a Cash Sale of the above-described adjudicated properties to the highest acceptable bidder as named. The Cash Sale shall contain all of the above conditions and requirements and shall be executed within the timelines specified.

**PASSED AND ADOPTED** by the Council of the City of Minden on this 5<sup>th</sup> day of May, 2025, by the following vote and upon motion and second of Carlton Myles and Levon Thomas, respectively:

AYE(S): 5

NAY(S): 0

ABSTENTION(S): 0

ABSENCE(S): 0

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Nicholas A. Cox, Mayor

ATTEST:

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Melaney Langford, City Clerk