

ORDINANCE NO. 1160

AN ORDINANCE TO AUTHORIZE AN ACT OF SALE BY THE CITY OF MINDEN TO SELL CERTAIN ADJUDICATED PROPERTIES (PARCELS 109779, 112722, & 109622) BY PUBLIC AUCTION; 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# 109779:** SOUTH 50 FT. OF LOT #11, BLK. "C", CRICHTON SUBDIV. (50 X 176 FT.) NO MUNICIPAL ADDRESS; ADJUDICATED TO THE CITY ON 06/17/2009

Purchaser: Carlton Myles **Bid:** \$733.33 **Auction Date:** July 11, 2025

2. **PARCEL# 112722:** EAST 27-1/3 FT. OF LOT #3, BLK. "D", CRICHTON SUBDIV. IN NE/4 OF NW/4 SEC. 28-19-9; ADJUDICATED TO THE CITY ON 5/17/2018

Purchaser: Carlton Myles **Bid:** \$1,192.58 **Auction Date:** July 11, 2025

3. **PARCEL# 109622:** NORTH 60 FT. OF S/2 OF LOT #4, WARSAW ADDN. IN NW/4 OF NE/4 SEC. 27-19-9; NO MUNICIPAL ADDRESS; ADJUDICATED TO THE CITY ON 7/18/2011

Purchaser: Rance Foster **Bid:** \$754.01 **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 hereinabove 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 7th day of July 2025, by the following vote and upon motion and second of Michael Roy and Latasha Mitchell, respectively:

AYE(S): Levon Thomas, Latasha Mitchell, and Michael Roy

NAY(S): None

ABSTENTION(S): Carlton Myles

ABSENCE(S): Andy Pendergrass

Nicholas A. Cox, Mayor

ATTEST:

Melaney Langford, City Clerk