

JR-008-2025

322 Darrel Street – Sale to: Adjoining Property Owner

Assessment No. 6009789

Applicant Name – Sandra F. Beniot

**Adjudicated since City, 2018- \$ 18,220.99
 Parish, 2018 – \$ 2,644.72**

Total Market Value – \$9,200

**Council City Council District number – Kenneth Boudreaux
 Parish Council District number – AB Rubin**

RESOLUTION NO. JR-008-2025

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 322 DARREL STREET (ASSESSMENT NUMBER 6009789) 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 and 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 public meeting(s) 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: Sandra Benoit

Assessment Number: 6009789

Property Address: 322 Darrel Street

Legal Description:

322 Darrel Street, Lafayette, LA 70501

“That certain parcel of ground, together with the improvements thereon situated in the Third Ward of Lafayette Parish, Louisiana, being known and designated as the Southern ten (10} feet of Lot 44 and the Northern forty-five (45} feet of Lot 45 of the Best Marks Subdivision, said parcel of ground having a frontage of fifty-five (55) feet on Darrell Street by a depth between parallel lines of one hundred fifteen and five tenths (115.5} feet, bounded North by remainder of Lot 44, South by remainder of Lot 45, East by Lot 64, and West by Darrell Street, all of said subdivision.”

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(c) 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(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(b) and Ch. 72-16(e) 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(e) 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 City Council thereon was as follows:

YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: None

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Parish Council thereon was as follows:

YEAS: Tabor, Richard, Guilbeau, Rubin

NAYS: None

ABSENT: Stansbury

ABSTAIN: None

AND the resolution was declared adopted on this, the 4th day of February, 2025.

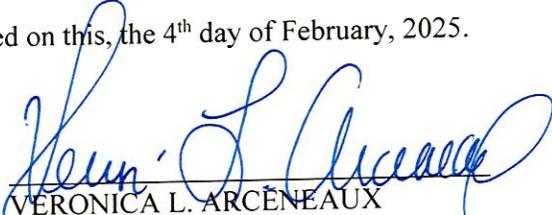

VERONICA L. ARCENEUX
LAFAYETTE CLERK OF THE COUNCIL

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:

THE CITY OF LAFAYETTE AND THE PARISH OF LAFAYETTE,

together referred to as "Sellers," each a political subdivision of the State of Louisiana, represented herein by Lafayette Mayor-President Monique B. Boulet, who, authorized by Joint Resolution No. JR- -2025 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Sellers sell, 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 Sellers may have, to:

SANDRA F. BENOIT

whose permanent mailing address is 326 Darrel Street, referred to as "Purchaser," all of Sellers' 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 Sellers.

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.

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Non-Warranty Cash Sale by the Sellers, 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 Sellers, before me, Notary, and the undersigned competent witnesses, on this _____ day of _____, 2025, in the city of Lafayette, Louisiana.

WITNESSES:

SELLER:
CITY OF LAFAYETTE
PARISH OF LAFAYETTE

Signature

Printed Name:

Signature

Printed Name:

Signature
Name: Monique B. Boulet
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 _____, 2025, in the city of
_____, Louisiana.

WITNESSES:

PURCHASER(s):
Sandra F. Benoit

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1Legal Description

Assessment Number: 6009789

Property Address: 322 Darrel Street

“That certain parcel of ground, together with the improvements thereon situated in the Third Ward of Lafayette Parish, Louisiana, being known and designated as the Southern ten (10} feet of Lot 44 and the Northern forty-five (45} feet of Lot 45 of the Best Marks Subdivision, said parcel of ground having a frontage of fifty-five (55) feet on Darrell Street by a depth between parallel lines of one hundred fifteen and five tenths (115.5} feet, bounded North by remainder of Lot 44, South by remainder of Lot 45, East by Lot 64, and West by Darrell Street, all of said subdivision.”

Exhibit B
Renovation Plan

Applicant wants to extend her property.

CASE NO. 2025-APD-009

APPLICANT INFORMATION

Applicant Name Sandra F. Benoit Phone (337)658-7360
 Email sandbee.benoit@gmail.com
 Applicant Address 326 Darrel Street, 70501 Applicant Municipality Lafayette
 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 322 Darrel Street Assessment No. 6009789
 Neighborhood Golf Course Subdivision Best Mark
 City District 5 Parish District 5
 Adjudication Status City Parish
 Date Adjudicated 2018 2018
 Amount of Taxes Owed \$18,220.99 \$2,644.72
 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 c
 Minimum Bid Value N/A 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 Law Enforcement 0
 Maintained Environmental 0
 Improved Housing 0

RENOVATION PLAN *See Attached

Zoning Designation "RS-1" Residential Single-Family
 Meets Zoning Standard for District Yes No N/A
 Assessor's Description Res Subd 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 wants to extend her property.

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

322 Darrel St.

326 Darrel St.

Darrel Street

Macklyn Street

Debaillon St.

322

326

**Old Holidome
Property**

0 150 300 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 2/15/2024
- 2. Applicant Name Sandra F Benoit
- 3. Business Name
- 4. Non-Profit Name *(if donation) 5. Primary Name
- 6. Mailing Address 326 Darrel St
- 7. Physical Address Same
- 8. City, State, Zip Lafayette, LA 70501
- 9. Phone Number(s) 337-658-7360
- 10. Email Sandbee.benoit@gmail.com

ADJOINING OWNER PROPERTY INFORMATION

- 1. Jurisdiction City of Lafayette
- 2. Assessment No. 6069409
- 3. Municipal Address 326 Darrel St.
- 4. City, State, Zip Lafayette, LA 70501

ADJUDICATED PROPERTY INFORMATION

- 5. Assessment No. 6009789
- 1. Property Address 322 Darnel St
- 2. City, State, Zip Lafayette, LA 70501
- 3. Council Districts City 1 Parish 5
- 4. Zoning Designation RS - 1
- 5. Assessor's Description Residential Subdivision Lot
- 6. Property Description (Can be obtained from the Tax Assessor's Website)
South 10 feet of Lot 44
North 45 feet of Lot 45 Best Mark Subdivision 55-115.5
- 7. Condition of Property Maintain
- 8. Intended Use

If available, please provide the following information.

- 1. 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).

Land Uses of Adjacent and Vicinity Properties Single Family Residence

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.

Application – Disposition Adjudicated Properties Lafayette Consolidated Government

- 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.

Name (Printed) Sandra F. Benoit

Signature Date *Sandra F. Benoit*
4-17-2024

Administrator (Documenting Receipt of Application) Date

[Signature]

4/17/2024

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Sandra Benoit, hereinafter called "Landowner", on this 16th day of April, 2024, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.
Address: 322 Darrel St., Lafayette, LA 70501 Assess. Number: 6009789
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:

[Signature]
Clint L. Cormier
[Signature]
Armani Cormier

Landowner:

[Signature]
Sandra Benoit

NOTARY PUBLIC:

[Signature]
Doris S. Prudhomme
Notary No.: 35660

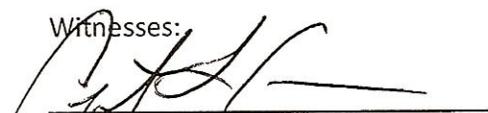
THIS DOCUMENT NOT
PREPARED BY
THE UNDERSIGNED NOTARY
ATTESTING TO SIGNATURES ONLY

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Sandra Benoit, hereinafter called "Landowner", on this 16th day of April, 2024, who after being duly sworn, deposed and said:

- Landowner is the owner or one of the owners of the following property:
Address: 326 Darrel St., Lafayette, LA 70501 Assess. Number: 6069409
- Landowner has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.
Address: 322 Darrel St., Lafayette, LA 70501 Assess. Number: 6009789
- Landowner has maintained the aforementioned adjudicated property continuously for one (1) year prior to the date above written.

Witnesses:

Cl. W. L. Cormier
Armani Cormier
 Armani Cormier

Landowner:

Sandra Benoit
 Sandra Benoit

NOTARY PUBLIC:

Doris S. Prudhomme
 Doris S. Prudhomme
 Notary No.: 35660

THIS DOCUMENT NOT
 PREPARED BY
 THE UNDERSIGNED NOTARY
 ATTESTING TO SIGNATURES ONLY

Lafayette Parish Assessor's Office - Real Estate Property Assessment
Assessment No: 6009789

Property Location

322 DARREL ST LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE
Neighborhood: 404100.00 Golf Course/Meadows/Best Sub Area
Subdivision: BEST MARK area
Subdivision: BEST MARK SUBD
0044 0045
Township: 9

Range: 4

Section: 13

Legal Descriptions

S 10 FT LOT 44 & N 45 FT LOT 45 BEST MARKS SUB
(55X 115.5)

Property Owners

ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013
HITE MARY/TAX YEAR 2011
LOGAN CLAUDETTE

Property Mailing Address

PO BOX 1414
MINNEAPOLIS, MN 55480-1414

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201900018465	06/05/2019	FOXTROT LIENS BMO HARRIS/TAX YEAR 2015	ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013	\$0
201800019317	06/06/2018	FOXTROT LIENS BMO HARRIS/TAX YEAR 2015	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
201800019804	06/06/2018	FOXTROT LIENS BMO HARRIS/TAX YEAR 2015	LAFAYETTE PARISH	\$0
201700022041	05/31/2017	LOGAN CLAUDETTE	LAFAYETTE CITY PARISH CONSOLIDATED GOVERNMENT	\$9,877
201600020824	06/01/2016	ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013	FOXTROT LIENS BMO HARRIS/TAX YEAR 2015	\$0
201400025022	07/02/2014	ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2013	ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013	\$0
201400022268	06/11/2014	HITE MARY/TAX YEAR 2011	ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2013	\$0
201200024427	06/06/2012	LOGAN CLAUDETTE	HITE MARY/TAX YEAR 2011	\$0
199900037833	09/03/1999	MINH THAI CHAN + THAI SAMANTHA ANN HOFFPAUIR	LOGAN CLAUDETTE	\$49,900
199100005605	02/20/1991	ACADIA SAVING & LOAN ASSO	MINH THAI CHAN	\$16,150
198900030333	10/06/1989	ACADIA SAVINGS & LOAN ASSOCIATION + RESOLUTION TRUST CORP	IBERA SAVINGS BANK SSB	\$0
198100000995	01/13/1981	HERRIN MABEL ET AL	MIER STEPHEN J + MIER SHEILA ROBERT	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2023	\$16.75	\$79.50
2022	\$16.75	\$79.54
2021	\$16.75	\$79.86
2020	\$16.52	\$79.77
2019	\$16.52	\$75.84
2018	\$16.39	\$77.53
2017	\$114.81	\$542.66
2016	\$114.81	\$542.66
2015	\$115.71	\$540.91
2014	\$115.71	\$548.39
2013	\$115.71	\$531.23
2012	\$115.71	\$543.48
2011	\$115.71	\$0.00
2010	\$115.71	\$0.00
2009	\$115.71	\$0.00
2008	\$115.07	\$0.00

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$9,200	\$920
Total	\$9,200	\$920
	Taxable Market Value	Taxable Assessed Value
City	\$9,200	\$920
Homestead Exemption	\$0	\$0
Parish	\$9,200	\$920

Lafayette Parish Assessor's Office - Real Estate Property Assessment
Assessment No: 6069409

Property Location

326 DARREL ST LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE
Neighborhood: 404100.00 Golf Course/Meadows/Best Sub Area
Subdivision: BEST MARK area
Subdivision: BEST MARK SUBD
0045 0046
Township: 9

Range: 4

Section: 13

Legal Descriptions

LOT 46 & S 5FT LOT 45 BEST MARKS SUB
(55X115.5)

Property Owners

BENOIT SANDRA MARIE FRANCIS

Property Mailing Address

326 DARRELL ST
LAFAYETTE, LA 70501-2016

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201400027048	07/21/2014	ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013	SECRETARY OF HOUSING & URBAN DEVELOPMENT	\$0
201400027479	07/18/2014	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	SECRETARY OF HOUSING & URBAN DEVELOPMENT	\$0
201400027480	07/18/2014	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	SECRETARY OF HOUSING & URBAN DEVELOPMENT	\$0
201400026740	07/17/2014	DOMINGUE DONALD E	BENOIT SANDRA MARIE FRANCIS	\$59,900
201400025212	07/02/2014	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013	\$0
201400026739	06/23/2014	CASTRO RAUL VARELA+MENDEZ SARA LIZZETH CATILLO	DOMINGUE DONALD E	\$0
201400021269	06/11/2014	SECRETARY OF HOUSING & URBAN DEVELOPMENT	ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2013	\$0
201400022001	06/11/2014	SECRETARY OF HOUSING & URBAN DEVELOPMENT	ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2013	\$0
201300048770	10/08/2013	DOMINGUE DONALD E	CASTRO RAUL VARELA+MENDEZ SARA LIZZETH CATILLO	\$78,000
201300037697	08/28/2013	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	DOMINGUE DONALD E	\$51,600
201300016461	08/29/2012	BANK OF AMERICA NA	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	\$84,640
201200033135	08/08/2012	BOUTEE TREY KENDALL	BANK OF AMERICA NA	\$1,344
200900052084	12/29/2009	DLJ MORTGAGE CAPITAL INC	BOUTEE TREY KENDALL	\$88,000
200900052083	10/30/2009	W M C MORTGAGE CORPORATION	DLJ MORTGAGE CAPITAL INC	\$88,000
200900016502	03/25/2009	JONES ANISSA	W M C MORTGAGE CORPORATION	\$51,667
200800038192	09/09/2008	MISSISSIPPI LAND CO/TAX YEAR 2007 + JONES ANISSA	JONES ANISSA	\$0
200800021139	05/07/2008	JONES ANISSA	MISSISSIPPI LAND CO/TAX YEAR 2007 + JONES ANISSA	\$0
200700010466	03/12/2007	DOMINGUE AMY AUGUSTINE	DOMINGEAUX JOSEPH J + KNATT KENDERRA + DOMINGEAUX JON BENET MACKENZIE	\$0
200700006762	02/14/2007	DOMINGEAUX JOSEPH J + KNATT KENDERRA + DOMINGEAUX JON BENET MACKENZIE	JONES ANISSA	\$130,000
200300013206	03/14/2003	DOMINGEAUX JOSEPH J	AUGUSTINE AMY MARIE	\$0
200100051400	12/07/2001	RABORN ENTERPRISES L L C	DOMINGEAUX JOSEPH J	\$71,000
200100022947	06/11/2001	TOUPS LORRAINE KILCHRIST ET AL	RABORN ENTERPRISES L L C	\$38,000
200100005315	02/13/2001	TOUPS ERNEST JR	TOUPS LORRAINE KILCHRIST ET AL	\$0
195700359435	12/19/1957	MARKS CONSTRUCTION COMPANY INC	TOUPS ERNEST JR TOUPS LORRAINE K	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2023	\$138.78	\$11.23
2022	\$138.78	\$11.23
2021	\$138.78	\$11.28
2020	\$136.87	\$11.27
2019	\$136.87	\$10.71
2018	\$135.80	\$10.95
2017	\$135.80	\$10.94
2016	\$135.80	\$10.94
2015	\$136.87	\$10.91

Lafayette Parish Recording Page

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

First VENDOR

FOXTROT LIENS BMO HARRIS

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : CONVEYANCES

File Number : 2018-00019317

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) : 06/13/2018

At (Recorded Time) : 10:38:26AM



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File Number: 2018-00019317 Seq: 1

ADJUDICATION OF TAX SALE TITLE

Assessment # 6009789

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 2017 , with interest and cost being \$326.70 at the principal front door of the Lafayette Parish Sheriff Department (1010 Lafayette Street-2nd Floor, Lafayette, Louisiana) on the Wednesday June 6th thru Thursday June 7th 2018 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 May 06th, 2018 and May 20th, 2018 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 6th thru Thursday June 7th 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):

FOXTROT LIENS BMO HARRIS/TAX YEAR 2015, LOGAN CLAUDETTE, ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 201, HITE MARY/TAX YEAR 2011

Property Description:

S 10 FT OF LOT 44 & N 45 FT OF LOT 45 OF BEST MARKS SUB (55X 115.5)

And on said Wednesday June 6th thru Thursday June 7th 2018, 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 6/12/2018.

Witnesses:

Crystal Benoit
Crystal Benoit

LISA CHIASSON
Tax Collector, Lafayette Consolidated Government

Karen Charlot
Karen Charlot

BY Robert Wiltz
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

COCO ASSETS BMO HARRIS

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES

File Number : 2018-00019737

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

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File Number: 2018-00019737 Seq: 1

STATE OF LOUISIANA

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

PARISH OF LAFAYETTE

OWNERS: COCO ASSETS BMO HARRIS/TAX YEAR 2016, BABINEAUX JOSEPH, HAWKEYE LIEN
SERVICES BMO HARRIS/TAX YEAR 2014, ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2010,
MISSISSIPPI LAND CO INC/TAX YEAR 2009, THIBEAUX MARIE

ASSESSMENT NUMBER: 6036127

PROPERTY DESCRIPTION: PARCEL NUMBER: 6036127
LOT 15 BLK 4 NORTHSIDE SUB (50X114)

TAXES	509.83
INTEREST	30.59
CERT. NOTICE	25.00
AD FEES	120.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	150.00
RECORDING FEE	90.00
IP RESEARCH SRI FEE	

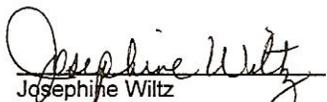
TOTAL AMOUNT ADJUDICATED: **965.42**

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. 47:2127, 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. 47:2153, 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 2017 at the Parish Government Building of this Parish of Lafayette on June 6th thru June 7th A.D. 2018 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 6th day of May 2018 and the 20th day of May 2018, 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 6th thru the 7th day of June 2018 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. 47:2153, 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. 47:2196, 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 11th day of June in the year of our Lord two thousand eighteen 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



Internal Memorandum

Community Development and Planning Department
Office of the Director (9041)

TO: Rachel Godeaux

DATE: January 17, 2025

FROM Tammy Luke, Director

SUBJ: **322 DARREL STREET, ASSESSMENT NO. 6009789**
ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – FEBRUARY 4, 2025

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 322 Darrel Street (Assessment No. 6009789), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of the property as the sale price.

The property proposed for disposition has been adjudicated to the City of Lafayette since 2018 and the Parish of Lafayette since 2018. Property tax and lien arrearages are \$18,220.99 to the City and \$2,644.72 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. Act of Sale;
4. Staff Report;
5. A site aerial of the adjudicated property and the applicant's property;
6. Application with renovation plan;
7. Affidavits;
8. Property Details for 322 Darrel Street & 326 Darrel Street; and,
9. Certificates of Adjudication.

If all is in order, please submit for adoption on the February 4, 2025 City Council and Parish Council agendas.



Tammy Luke, Director
Community Development and Planning Department

TL/lh

Attachments

RECEIVED

JAN 17 2025

OFFICE OF THE CAO

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 322 Darrel Street (Assessment No. 6009789), 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: February 4, 2025
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Resolution (4 pages)
 - D. Act of Sale (6 pages)
 - E. Staff Report (1 page)
 - F. A site aerial of the adjudicated property and the applicant’s property (1 page)
 - G. Applications with renovation plan (3 pages)
 - H. Affidavits (2 pages)
 - I. Property Details for 322 Darrel Street & 326 Darrel Street (2 pages)
 - J. Adjudication Certificate (4 pages)
- 5) **FISCAL IMPACT:**
 - Fiscal Impact (will be detailed in Cost-Revenue Analysis)
 - No Fiscal Impact

RECOMMENDED BY:



 TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:



 CHIEF ADMINISTRATIVE OFFICER

