

JR-014-2025

224 Paul Breaux Avenue – Sale to: Adjoining Property Owner

Assessment No. 6012258

Applicant Name – Brandon Duhon & Alfred McZeal

**Adjudicated since City, 2017 - \$ 10,860.09
 Parish, N/A – \$ 20,736.63**

Total Market Value – \$5,130

**Council City Council District number – Elroy Broussard
 Parish Council District number – AB Rubin**

RESOLUTION NO. JR-014-2025

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 224 PAUL BREAUX AVENUE (ASSESSMENT NUMBER 6012258) 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:

Applicants: Brandon Duhon & Alfred McZeal

Assessment Number: 6012258

Property Address: 224 Paul Breaux Avenue, Lafayette, LA 70501

Legal Description:

224 Paul Breaux Avenue

“That certain parcel of ground, together with all improvements thereon and thereunto belonging, situated in the Truman Addition in the Parish of Lafayette, Louisiana, having a front of Thirty Seven [*sic*] and One-Half (37-1/2) feet on Paul Paul [*sic*] Breaux Avenue, by a depth within parallel lines of One Hundred Thirty-Seven (137') feet, and being composed of Lot No. Fifteen (15) and the West one-half (1/2) of Lot No. Sixteen (16), al I of Block "E" of said addition and being bounded Easterly by the East one-half (1/2) of said Lot No. 16, Westerly by Lot No. , Southerly by Lot No. 35 and part of Lot No. 36, all of said Block "E" and Northerly by Paul Breaux Avenue, and being the same property acquired by Act # 408091.”

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 resolatory 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 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: Naquin, Hebert, Hooks, Boudreaux

NAYS: None

ABSENT: Broussard

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, Richard, Stansbury, Guilbeau

NAYS: None

ABSENT: Rubin

ABSTAIN: None

AND the resolution was declared adopted on this, the 18th day of February, 2025.


VERONICA L. ARCENEUX
LAFAYETTE CLERK OF THE COUNCIL

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:

BRANDON DUHON AND ALFRED McZEAL

whose permanent mailing address is 300 Thornton Street, Lafayette, Louisiana 70501-1750, 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:

SELLERS:
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):
Brandon Duhon
Alfred McZeal

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: 6012258

Property Address: 224 Paul Breaux Avenue

“That certain parcel of ground, together with all improvements thereon and thereunto belonging, situated in the Truman Addition in the Parish of Lafayette, Louisiana, having a front of Thirty Seven [*sic*] and One-Half (37-1/2) feet on Paul Paul [*sic*] Breaux Avenue, by a depth within parallel lines of One Hundred Thirty-Seven (137) feet, and being composed of Lot No. Fifteen (15) and the West one-half (1/2) of Lot No. Sixteen (16), all of Block "E" of said addition and being bounded Easterly by the East one-half (1/2) of said Lot No. 16, Westerly by Lot No. , Southerly by Lot No. 35 and part of Lot No. 36, all of said Block "E" and Northerly by Paul Breaux Avenue, and being the same property acquired by Act # 408091.”

Exhibit B
Renovation Plan

Applicants want to expand the neighborhood grocery store. They also want to clean up and maintain the adjudicated lots in order to keep vagrants away from the store and make the area safer for residents.

CASE NO. 2025-APD-011

APPLICANT INFORMATION

Applicant Name	Brandon Duhon & Alfred McZeal	Phone	(337) 349-0057 & (337) 319-0603
Primary Name		Email	bkduhon@yahoo.com & alfdiggity32@yahoo.com
Applicant Address	226 Paul Breaux Avenue	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 type="checkbox"/> N/A
If yes, in what capacity?	Mom & Pop Grocery		

ADJUDICATED PROPERTY INFORMATION

Property Address	224 Paul Breaux Avenue	Assessment No.	6012258
Neighborhood	Mills Addition	Subdivision	Truman Addition
City District	1	Parish District	5
Adjudication Status	City	Parish	
Date Adjudicated	2017	N/A	
Amount of Taxes Owed	\$10,860.09	\$20,736.63	

Disposition Process

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance commitment is attached.

Minimum Bid	Value	N/A	1st Public Sale	2nd Public Sale
*Minimum bid used in public sale process as per 72.30 (f) and 72.31©				

Property Condition

	Calls for Service	
Vacant	Law Enforcement	Multiple
Maintained	Environmental	0
Not Improved	Housing	0

RENOVATION PLAN *See Attached

Zoning Designation	"RM-1" Residential Mixed		
Meets Zoning Standard for District		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Assessor's Description	Residential		
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	Construct Commercial Facility		

Description of Intended Use

Applicants own Truman Grocery Third Generation LLC, which provides the neighborhood with groceries, fresh meat, some fresh produce, and plate lunches. They are keen to expand the store, and clean up the neighborhood with the help of local law enforcement.

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 checked="" type="checkbox"/> No | <input 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

224 Paul Breaux Ave
226 Paul Breaux Ave

Paul Breaux Avenue



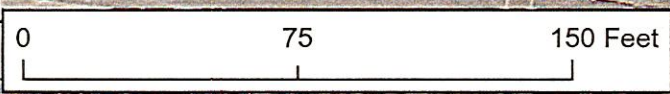
224

226

Cooper Drive

Carver St

Clara St



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 1-7-25
2. Applicant Name Brandon Duhon / Alfred Mc Zeal
3. Business Name Truman Grocery Third Generation LLC
4. Non-Profit Name _____ *(If donation)
5. Primary Name Brandon Duhon / Alfred Mc Zeal
6. Mailing Address 300 Thornton St, Lafayette LA, 70501
7. Physical Address 300 Thornton St
8. City, State, Zip Lafayette, LA, 70501
9. Phone Number(s) 337-349-0057 337-319-0603
10. Email bkduhon@yahoo.com alfdiggity32@yahoo.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction _____
2. Assessment No. 6057563
3. Municipal Address 300 Thornton St
4. City, State, Zip Lafayette, LA, 70501

ADJUDICATED PROPERTY INFORMATION

- 5. Assessment No. 6012258
- 1. Property Address 224 Paul Breaux Ave
- 2. City, State, Zip Lafayette LA, 70501
- 3. Council Districts _____
- 4. Zoning Designation RM1 Residential Mixed 1
- 5. Assessor's Description Lots 18-19-20 Blk E Truman Add
- 6. Property Description (Can be obtained from the Tax Assessor's Website) _____
Lot 15 3/4 Lot 16 Blk E Truman ADD 37.5x137
- 7. Condition of Property Empty lot
- 8. Intended Use Expansion of store property

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 Expansion of store property

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.

RULES FOR THE DISPOSITION 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
(337) 291-8007

Please mail or hand deliver completed copies to the above to:

Lafayette Consolidated Government
c/o Community Development and Planning Department - Planning Division
705 University Avenue, 2nd Floor
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- **This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.**
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
 - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
 - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
 - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
 - The highest bid shall be determined to be the winning bidder.
 - **An applicant or bidder cannot be a tax debtor or an owner of the property applied for.**
- 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 applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
 - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
 - 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.

Brandon Duhon / Alfred McZed
Name (Printed)

Brandon Duhon / Alfred McZed
Signature

1-7-25
Date

Laura Hughes
Administrator (Documenting Receipt of Application)

1-8-2025
Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Brandon Duhon & Alfred McZeal, hereinafter called "Landowner", on this 13 day of January, 2025, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.
Address: 224 Paul Breaux Assess. Number: 60122558
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:

Rose M. 'Gaha' Harmon
ROSE M. 'JA HA' HARMON

Yoluba Washington
YOLUBA WASHINGTON

Landowner:

Brandon Duhon / Alfred McZeal
Brandon Duhon / Alfred McZeal

NOTARY PUBLIC:

Fernando Adolfo Ramirez



STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Brandon Duhon
& Alfred McZeal, hereinafter called "Landowner", on this 13 day
of January, 2025, who after being duly sworn, deposed and said:

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

Address: 300 Thornton Street Assess. Number: 6057563

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

Address: 224 Paul Breaux Avenue Assess. Number: 6012258

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

Witnesses:

Rose M. Jaha' Harmon
Rose M. Jaha' Harmon
Nolinda Washington
Nolinda Washington

Landowner:

Brandon Duhon / Alfred McZeal
Brandon Duhon / Alfred McZeal

NOTARY PUBLIC:

Rose M. Jaha' Harmon



Lafayette Parish, LA

Parcel ID 6012258
 Property Address 224 PAUL BREAUX AVE
 LAFAYETTE,
 Neighborhood Mills Addt/Azalea Park to I-10/Thruway
 Legal Description LOT 15 & W 1/2 LOT 16 BLK E TRUMAN ADD (37.5X137)
 Acres 0.117
 Sect/Twp/Range
 SubdivisionName TRUMAN ADDITION
 TaxDistrict 04 - CITY OF LAFAYETTE
 Property Use Code Residential



Owner Information

Owner Name	Percent Interest	Role Type
AUGUSTINE ANDRUS (ESTATE)	100.00 %	ON
LAFAYETTE CITY ADJUDICATION 2016	0.00 %	AJ
PARISH ADJUDICATION 2016	0.00 %	AJ

Assessed Year	2024
Improvement Market Value	\$0
Land Market Value	\$5,130
Total Market Value	\$5,130
Total Assessed Value	\$513
Homestead Exemption Value	
Total Taxable Value	\$513

Taxes

Year	City	Parish
2023	\$9.00	\$44.00
2022	\$9.00	\$44.00
2021	\$9.00	\$45.00
2020	\$34.00	\$165.00
2019	\$34.00	\$157.00
2018	\$34.00	\$160.00
2017	\$34.00	\$160.00
2016	\$34.00	\$160.00
2015	\$30.00	\$138.00
2014	\$30.00	\$140.00
2013	\$30.00	\$136.00
2012	\$30.00	\$139.00
2011	\$30.00	\$139.00
2010	\$30.00	
2009	\$30.00	
2008	\$29.00	
2007	\$17.00	
2006	\$17.00	

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.11	AC	\$513

Recording Date	Sale Date	Sale Price	Document Type	Document Number
6/15/2020	5/29/2020	\$4,814	Deed	202000018884
6/13/2017	6/7/2017	\$0	Adjudication City	201700023013
6/15/2017	6/7/2017	\$0	Adjudication Parish	201700024000
7/17/2013	7/8/2013	\$0	Redemption City	201300030325
7/2/2013	7/1/2013	\$0	Redemption Parish	201300028296
6/21/2013	6/12/2013	\$0	Tax Deed Parish	201300025971
6/26/2013	6/12/2013	\$0	Tax Deed City	201300026927
1/10/1966	1/7/1966	\$0	Cash Sale	196600486490

No data available for the following modules: Additional Property Addresses, Exemption Information, Map, Buildings, Extra Features, Comp Search (Mixed), Related Parcels.

Lafayette Parish, LA

Parcel ID 6057564
 PropertyAddress 226 PAUL BREAUX AVE
 LAFAYETTE,
 Neighborhood Mills Addt/Azalea Park to I-10/Thruway
 Legal Description LOT 17 & E 1/2 LOT 16 BLK E TRUMAN ADD
 Acres 0.117
 Sect/Twp/Range
 SubdivisionName TRUMAN ADDITION
 TaxDistrict 04 - CITY OF LAFAYETTE
 Property Use Code Residential



Owner Information

Owner Name	Percent Interest	Role Type
MCZEAL ALFRED CLIFTON	50.00 %	ON
DUHON BRANDON KYLE	50.00 %	ON

Assessed Year	
Improvement Market Value	
Land Market Value	
Total Market Value	
Total Assessed Value	
Homestead Exemption Value	
Total Taxable Value	\$513

Taxes

Year	City	Parish
2023	\$9.00	\$44.00
2022	\$9.00	\$44.00
2021	\$9.00	\$45.00
2020	\$9.00	\$44.00
2019	\$9.00	\$42.00
2018	\$10.00	\$47.00
2017	\$10.00	\$47.00
2016	\$10.00	\$47.00
2015	\$10.00	\$44.00
2014	\$10.00	\$45.00
2013	\$10.00	\$44.00
2012	\$10.00	\$45.00
2011	\$10.00	\$45.00
2010	\$10.00	\$45.00
2009	\$10.00	\$45.00
2008	\$9.00	\$45.00
2007	\$6.00	\$27.00
2006	\$6.00	\$27.00

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.11	AC	\$513

Recording Date	Sale Date	Sale Price	Document Type	Document Number
2/15/2024	2/5/2024	\$0	Donation	202400004262
5/22/2023	5/22/2023	\$0	Credit Sale	202300015462
5/15/2023	5/10/2023	\$0	Dation en Paiement	202300014538
3/17/2022	3/16/2022	\$0	Credit Sale	202200011002
3/15/2022	3/14/2022	\$0	Judgment of Possession	202200010671
3/16/2022	3/11/2022	\$0	Donation	202200010749
12/13/1982	12/10/1982	\$0	Cash Sale	198200035133

No data available for the following modules: Additional Property Addresses, Exemption Information, Map, Buildings, Extra Features, Comp Search (Mixed), Related Parcels.

Lafayette Parish Recording Page

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

First VENDOR

ANDRUS, AUGUSTINE ESTATE

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : CONVEYANCES
Type of Document : ADJUDICATION

File Number : 2017-00023013

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) : 1:22:49PM



Doc ID - 040389790002



Do not Detach this Recording Page from Original Document

File Number: 2017-00023013 Seq: 1

ADJUDICATION OF TAX SALE TITLE

Assessment # 6012258

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 \$215.51 at the principal front door of the Lafayette Parish Sheriff Department (1010 Lafayette Street-2nd 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):

AUGUSTINE ANDRUS (ESTATE)

Property Description:

LOT 15 & W 1/2 LOT 16 BLK E TRUMAN ADD (37.5X137)

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
Crystal Benoit

LISA CHIASSON
Tax Collector, Lafayette Consolidated Government

Karen Charlot
Karen Charlot

BY Robert Wiltz
Robert Wiltz
Collection Supervisor



Internal Memorandum

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

TO: Rachel Godeaux **DATE:** January 30, 2025

FROM: Tammy Luke, Director

SUBJ: *224 PAUL BREUX AVENUE, ASSESSMENT NO. 6012258
ADJUDICATED PROPERTY DISPOSITION BY SALE TO AN ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – FEBRUARY 18, 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 224 Paul Breux Avenue (Assessment No. 6012258), 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 2017. Property tax and lien arrearages are \$10,860.09 to the City and \$20,273.36 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 224 Paul Breux Street and 226 Paul Breux Street;
9. Certificate of Adjudication.

If all is in order, please submit for adoption on the February 18, 2025 City Council and Parish Council agendas.

A handwritten signature in blue ink, appearing to read "T. Luke", is written over a horizontal line.

Tammy Luke, Director
Community Development and Planning Department

TL/lh

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 224 Paul Breaux Avenue (Assessment No. 6012258), 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: February 18, 2025
 - B. FINAL ADOPTION: February 18, 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 (4 pages)
 - H. Affidavits (2 pages)
 - I. Property Details for 224 Paul Breaux Avenue & 226 Paul Breaux Avenue (2 pages)
 - J. Adjudication Certificate (2 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