



**Duration of the program: Forty-eight (48) hours over twelve (12) weeks period,  
September 14-December 14, 2019**

**WEEK 2: Saturday: September 21, 2019, 8:30 AM to 1:00 PM**

## **Course 2: Acquisition**

### **Presenters:**

<b>08:30 Review of Week 1 Module</b>	<b>Dr. Donald Andrews, Dean, SU College of Business</b>
<b>09:00 Monroe Community Development Program</b>	<b>Mrs. Ellen Hill, Department Head, Planning &amp; Urban Development, City of Monroe, LA</b>
<b>09:30 Course Objective</b>	<b>Drs. Ghirmay Ghebreyesus and Sung No, Southern University EDA University Center, Director and Co-Director, respectively.</b>
<b>09:35 Curriculum Layout</b>	<b>Mr. Eric Porter, Program Creator, ComNet, LLC</b>
<b>09:45 Acquisition</b>	<b>Angie Baldwin, City Attorney, City of Monroe, LA Legal Dept. Mary Lou Harrison, Office Manager – Legal Department</b>
<b>10:40 The Role &amp; Importance of Universities in Developing Their Communities</b>	<b>Deidra Jones. Property Acquisition Mgr., Xavier University</b>
<b>11:50 Environmental Review-Assessments</b>	<b>Raymond Brown, Esq.</b>
<b>12:45 Questions and Answering Session</b>	<b>Mr. Eric Porter, ComNet, LLC</b>

# **The City of Monroe's COMMUNITY DEVELOPMENT PROGRAMS**

**Ellen N. Hill**  
**Planning and Urban Development**

# ***Mission***

***Improve the quality of life for  
residents in the City of Monroe.***

## *Strengthening People, Strengthening Neighborhoods*

- ADVISE: Provide guidance to the community on Strengthening Neighborhoods & Community relationships.
- CONNECT: Serve as advocates and ambassadors for the residents of the City of Monroe.
- REPORT: Provide annual reports regarding HUD funded activities as well as the overall implementation of Strengthening our Neighborhoods per your recommendations.

# COMMUNITY DEVELOPMENT BLOCK GRANT



# HOME INVESTMENT PARTNERSHIP GRANT



# EMERGENCY SOLUTIONS GRANT



# The City of Monroe receives federal and state funds for three programs:

- **CDBG** – Community Development Block Grant
- **HOME** Investment Partnership
- **ESG** – Emergency Solutions Grant

# Overview

## Statutory Goals



### HUD FY 2018 – 2022 Strategic Framework

- **Theme – *Rethink American Communities***  
***\*\*Support Sustainable Homeownership and Financial Viability***

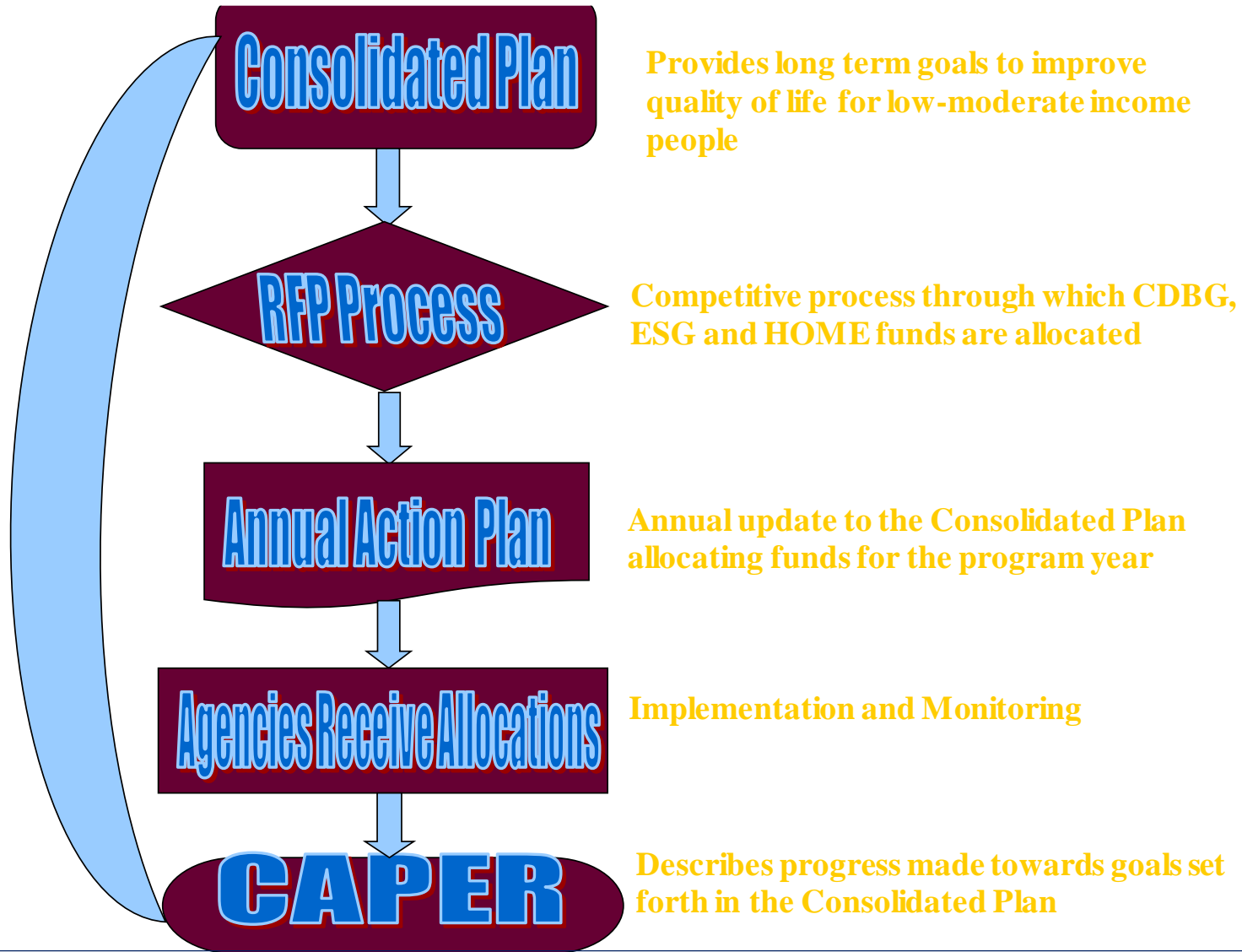
# Housing and Community Development Strategic Plan

## Strategic Plan

The **Five-Year Strategic Plan** describes the general priorities for allocating investments geographically and makes a distinction between priority needs. It identifies obstacles to meeting underserved needs and what available funding can sensibly be anticipated to address those needs.



# How it Works



# *Community Development Block Grant (CDBG) Program*

**Statutory goals, principally for low-, very low- and extremely low-income residents**

- Provide decent housing,
- Create suitable living environment, and
- Expand economic opportunities.

# National Objectives

- Benefit Low and Moderate Income
  - Area benefit activities
  - Limited clientele activities
  - Housing activities
  - Job creation/retention activities
- Eliminate or Prevent Slum/Blight
  - Area Basis
  - Spot Basis
- Urgent Need
  - Meet Other Community Needs That Have a Particular Urgency.

# HOME Investment Partnership Program (HOME)

Is primarily designed to expand the supply of decent, affordable housing for low-and very low income families.

# Emergency Solutions Grant (ESG) Program

- ESG is designed to be the first step in the continuum of care to enable homeless individuals and families to move toward independent living as well as to prevent homelessness.

# CDBG Estimated Funds

## FY 2019- \$708,785

- 15% Cap Public Services - \$106,317
  - Public Service Activities 15% Cap, which includes activities undertaken by the City of Monroe, as well as those activities undertaken by Non-Profit Organizations.
- 20% Cap General Administration



# CDBG Eligible Activities

- Acquisition of Real Property
- Disposition
- Public Facilities and Improvements
  - Senior Citizens
  - Handicapped Facilities
  - Homeless Facilities
  - Youth Facilities
  - Neighborhood Facilities

# CDBG Eligible Activities

## *Public Services*

- Clearance & Demolition
- Senior Services
- Handicapped Services
- Homeless Services
- Youth Services
- Transportation Services
- Substance Abuse Services
- Battered and Abused Spouses
- Housing Services
- Child Care Services
- Health Care Services



# CDBG Eligible Activities

- Rehabilitation
  - Single Family Residential
  - Multi-Family Residential
  - Energy Efficiency Improvement
  - Acquisition for Housing



[This Photo](#) by Unknown Author is licensed under [CC BY-SA](#)

# CDBG Eligible Activities, cont.



## Historic Preservation

Residential  
Historic  
Preservation  
Non-Residential  
Historic  
Preservation



## Renovation of Closed Buildings

Residential  
Renovation of  
Closed Buildings  
Non-Residential  
Renovation of  
Closed Building



## Planning



## Program Administration

**According to HUD Regulations  
CDBG funds may NOT be used  
for the following activities:**

- Buildings for the general conduct of government (City Hall or Annex);
- General Government Expenses;
- Political Activities;
- New housing construction except under certain conditions when carried out by CBDO;
- Income Payments and;
- Acquisition, construction, or rehabilitation of structures that are used for inherently religious activities.



## Ineligible Activities

- Purchase of construction equipment or furnishings and personal property; and
- Operating and maintained expenses (of public facilities, improvements, and services).

\*\*\*\*The following activities may NOT be assisted with CDBG funds unless authorized as a special economic development activity or when carried out by a Community Development Based Organization:

- *New housing construction.* CDBG funds may NOT be used for the construction of new permanent residential structures of for any program to subsidize or assist such new construction.

# Estimated 2019-2020 HOME Funds



New Grant \$297,074

- Maximum for Community Housing Development Organization (CHDO) set – aside of 15% of total HOME funding:

\$44,561

- 10% Cap Admin and Operational Costs

# HOME – Eligible Activities

- Homeowner Rehabilitation
  - Repair
  - Rehabilitation
  - Reconstruction
- Homebuyer activities
  - Acquisition and/or Rehabilitation
  - New Construction of Homes
- Rental Housing
  - Acquired and/or Rehabilitation
  - New Construction



# HOME –

## Community Housing Development Organization

- Participating Jurisdiction (PJ) or City must reserve *a minimum of 15 percent* of its annual allocation for activities undertaken by qualified Community Housing Development Organizations (CHDOs).

# 2019 ESG Estimated Planning Funds

- **\$154,500.00**



- **Mandatory 40% of funding goes in RR, HP or both.**
- **Street Outreach is Optional**
- **10% of Cap of Operational Budget for Staff Salaries**
- **\$4,500.00– 3% Cap for General Admin.**
- **HMIS is a mandatory Category under ESG.**
- **Special Note:** Non Profit Organizations must be a member of the Home Management Information System (HMIS).



# ESG – Eligible Activities

- **Street Outreach** – Services to reach out to the unsheltered homeless people; connect them with emergency shelter, housing or critical services.
- **Shelter Operations** – Provides essential services to families & individuals, renovating buildings to be used as emergency shelter and operating the emergency shelters.
- **Homeless Prevention** – Provides housing relocation and stabilization services, short & medium term rental assistance to prevent incidences of homelessness.
- **Rapid Re-Housing** – Provides housing relocation & stabilization services; secures permanent housing & short to medium term rental assistance.
- **Homeless Management Information System (HMIS)** – Used to pay the cost of contributing to the HMIS designated by the Continuum of Care for the area.

**The City of Monroe's Community Development Division provide services to residents who reside in the city limits of Monroe, Louisiana. Below are the distressed, low to moderately-low income neighborhoods. *Source – US Census***

- Lamyville (108) – 70%
- Booker T. Washington (6) – 76%
- Renwick (7) – 81%
- Downtown (108) – 59%
- Newtown (9) – 84%
- Ouachita Cotton Mills (109) – 58%



This Photo by Unknown Author is licensed under [CC BY-NC](#)

## URBAN RENEWAL COMMUNITIES

Terminal Heights (107) – 73%

Grayling Bend – (14) – 65%

Lee Avenue – (15) – 65%

King Oaks/Robinson Place  
(110)– 67%

Bryant's Addition (11) – 81%

Priority needs were measured against specific findings. Each of the priority needs (housing, homeless, special needs and community development needs) were assigned a priority need level in accordance with the following HUD definitions:

- High Priority (H): Activities to address high priority needs, as presented in the Needs Tables (in Consolidated Plan), will receive specific attention by the City during the next five years.
- Medium Priority (M): Activities to address medium priority needs, as presented in the Needs Tables, may be address by the City and other entities during the five-year period, as resources are available.
- Low Priority (L): Activities to address low priority needs, as presented in the Needs Tables, are likely to reflect certifications of consistency with the City's Consolidated Plan in applications for assistance being pursued by sponsoring entities other than the City.

# Basis for Assigning Priority

Priorities were assigned to meeting needs and serving groups depending on the levels of severity, absence or shortage of current services and facilities, as well as, statistical indicators that draw the attention of the City, residents and non-profit organizations.

# Summaries of Housing and Community Development Needs

The HUD tables on the following slides list priority needs by ranking of high, median, low and no such need. The tables attempt to estimate the dollars required to address the priority needs. It is HUD's intent to create a national database of housing and community development needs to assist the department in developing national priorities and appropriation request.



## Summary of Specific Annual Objectives

Objective #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Rental Housing Objective</i>		1	
DH 2.1	<p>Acquisition, Rehab and/or New Construction</p> <p>To increase homeownership opportunities for lower income renter households by acquiring, rehabbing and/or constructing housing units at a reduced cost.</p> <p><i>HOME Funds</i></p>	# of Affordable Housing Units available for First Time Homebuyers	Housing Units 1-2	DH-2

## Summary of Specific Annual Objectives, cont.

Objective #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Owner Housing Objectives</i>			
DH 3.1	<i>Housing Rehabilitation or Reconstruction</i> <i>To continue providing a variety of financial assistance to homeowners for moderate and substantial rehabilitation and reconstruction of their homes, including providing barrier-free living space.</i> <b>HOME Funds</b>	# of Housing Units Brought from Substandard to HQS and City Code	<b>Housing Units</b> <b>14</b>	DH-3



## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Special Needs Objectives</i>			
DH 4.1	<i>Senior Housing Repair and Modification Program</i> <i>To provide financial assistance to eliminate code items, barriers, energy and exterior deficiencies.</i> <i>CDBG/Private</i>	# of Housing Units occupied by Elderly Homeowners	Housing Units 8	DH-1



## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Homeless Objectives</i>		250 Individuals or Families	
SL 1.1	<p><i>Transitional Housing</i></p> <p><i>To support private non-profit organizations in order to increase the supply of transitional housing so that they can give their best efforts in helping to prevent the recycling of the homeless.</i></p> <p><i>HOME/State</i></p>	# of SRO Housing Units created for Victims of Family Violence	<b>SRO Housing Units</b>	SL-1

## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Community Development Objectives</i>			
SL 2.1	<i>Neighborhood Improvement To improve the appearance and safety of neighborhoods by reducing the number of vacant condemned structures; lots with junk and debris and inoperable vehicles. CDBG/Local/Private</i>	# of Condemned Structures Demolished	Structures 1-3	SL-3

## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Infrastructure Objectives</i>			
DH 5.1	<i>To provide access to a low income housing development by installing drainage, constructing streets and sidewalks.</i> <i>CDBG</i>	# of Affordable Housing Units constructed for Low/Mod Homebuyers	Housing Units	DH-1



## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Public Facilities Objectives</i>		<b>2</b>	
SL 3.1	<p><i>Parks and Recreation Facilities</i></p> <p><i>To improve or expand the quality of parks, play grounds, and/or recreation facilities.</i></p> <p><i>CDBG/State/Local</i></p>	# of Low/Mod persons receiving improved access to a Recreation Facility	<p><b>People</b></p> <p><b>500</b></p>	SL-1

## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Public Services Objectives</i>		4	
SL 4.1	<b><i>Education</i></b> <b><i>Provide low or no cost quality recreations, educational, health, employment programs for adults and children to help increase self-esteem, test scores, educational levels, income, and leadership.</i></b> <b><i>CDBG</i></b>	<b># of Low/Mod persons assisted with new access to After School Tutorial Programs that shows an increase in academic growth</b>		SL-1

## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Senior Services</i>			
SL 4.2	<i>To continue to provide funds to Non-Profit Organizations to improve the availability of nutritional services provided to the elderly and frail elderly. CDBG/Other Federal/State/Local/Private</i>	# of Low/Mod elderly persons assisted with improved access to Nutritious Meals	80	SL-1

## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Healthcare Services</i>			
SL 4.3	<i>To assist Non-Profit Organizations in providing improved access to free preventative healthcare measures to the indigent such as, free medical transportation services, healthcare screenings, and increased awareness of preventable healthcare risks. CDBG/Other Federal/State/Local/Private</i>	<b># of Low/Mod persons assisted with improved access to free prescription refills, health care screenings, and free medical transportation trips.</b>	<b>80</b>	<b>SL-1</b>





## Summary of Specific Annual Objectives, cont.

Obj. #	Specific Objectives	Performance Measures	Expected Units	Outcome Objective
	<i>Job Readiness</i>			
SL 4.4	<i>To continue to provide and enhance job training skills to students between the ages of 16-21 during the summer months.</i> <i>CDBG</i>	# of Low/Mod students assisted with new access to job training skills.	40	SL-1

# CPD Outcome Performance Measurement System

HUD has made it mandatory that the City incorporate its CPD Outcome Performance Measurement System into the 2015-2019 Consolidated Plan and FY 2019 Annual Action Plans prepared for CDBG and HOME funding. This will include the determination of an objective and selection of an outcome for each activity, based on the type of activity and its purpose.

# Statutory Objective Purposes

- Creating a Suitable Living Environment: In general, the objective relates to activities that are designed to benefit neighborhoods, target areas, families, households, or individuals by addressing issues in their living environment. It relates to activities that are intended to address a wide range of issues faced by low and moderate-income persons from physical problems with their environment, such as poor quality public facilities, to social issues such as academic growth, job readiness, and senior or health services.
- Providing Decent Affordable Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG and HOME. This objective focuses on housing programs where the purpose of the program is an element of a larger effort, since they would be more appropriately reported under “Creating a Suitable Living Environment”.
- Creating Economic Opportunities: This objective applies to types of activities related to economic development, commercial revitalization or job creation.

# Performance Measurements Outcome Categories

- Availability or Accessibility:  
This outcome category applies to activities that make services, infrastructure, public services, housing, or shelter available or accessible to low-and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and Accessible (i.e. increased access to various services, housing units, or facilities) to low –and moderate-income people where they live.



[This Photo](#) by Unknown Author is licensed under [CC BY-ND](#)

# Outcome Categories cont.

Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include creating or maintaining affordable housing, basic infrastructure hookups, or services such as transportation or daycare.

Sustainability: This outcome applies to projects where the activity or activities are aimed at improving a target area or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating blighted areas, through multiple activities or services that sustain target areas or neighborhoods. (Note: HUD does not have a common definition for neighborhood, other than Neighborhood Revitalization Strategy Area (NRSA) or Community Revitalization Strategy Areas (CRSA), which must be approved by HUD.

# Linking Objectives & Outcomes

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>Objective #1 Suitable Living Environment</b>	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	<b>Affordability for the purpose of creating Suitable Living Environments</b>	<b>Sustainability for the purpose of creating Suitable Living Environments</b>
<b>Objective #2 Decent Housing</b>	<b>Accessibility for the purpose of providing Decent Affordable Housing</b>	<b>Affordability for the purpose of providing Decent Affordable Housing</b>	<b>Sustainability for the purpose of providing Decent Affordable Housing</b>
<b>Objective #3 Economic Opportunity</b>	<b>Accessibility for the purpose of creating Economic Opportunities</b>	<b>Affordability for the purpose of creating Economic Opportunities</b>	<b>Sustainability for the purpose of creating Economic Opportunities</b>

# Open Discussion



### **Instructions for Adjudicated Properties**

If there is a property you are interested in contact Mary Lou Harrison at 318-329-2240 with the R# or address to find out if the property is still available.

If the property is available, you will be instructed where to go to get the workup for the back taxes, interest, and any other costs associated with that piece of property. They will need to prepare the workup for 2 months past the month you are in as it takes approximately 2 months to complete the process. In the event it goes past the 2 months there is a 1% interest per month that will be added to the total amount.

Once you have your workup sheets you will come to see Mary Lou Harrison at Monroe City Hall. Please call before coming to be sure she is in her office.



**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

Revised 8/30/2019

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>1905 Adams St.</u>	<u>76503</u>	<u>Robert C. Young</u>	<u>2012</u>
<u>2031 Adams St.</u>	<u>49977</u>	<u>John B. James</u>	<u>2009</u>
<u>2034 Adams St.</u>	<u>56093</u>	<u>Steve R. Pender</u>	<u>1998</u>
<u>2312 Adams St.</u>	<u>58606</u>	<u>Bernice Washington</u>	<u>2011</u>
<u>1016 Alabama</u>	<u>37601</u>	<u>Grand Investments</u>	<u>2012</u>
<u>1408 Alabama</u>	<u>30656</u>	<u>Joseph &amp; Sandra Jones</u>	<u>2012</u>
<u>218 Apple</u>	<u>46775</u>	<u>Andrea D. Ross</u>	<u>2011</u>
<u>Atkinson St.</u>	<u>47623 &amp; 47624</u>	<u>Robert Henderson</u>	<u>2002</u>
<u>300 Atkinson</u>	<u>49373</u>	<u>Bobby F. Armstrong</u>	<u>1996</u>
<u>420 Atkinson St.</u>	<u>47621</u>	<u>Dorett Allen</u>	<u>2012</u>
<u>516 Atkinson St.</u>	<u>47678</u>	<u>William Gill, et al</u>	<u>2014</u>
<u>517 Atkinson St.</u>	<u>47627</u>	<u>Dorett Allen</u>	<u>2012</u>
<u>521 Atkinson St.</u>	<u>49541</u>	<u>Riley Smith, III</u>	<u>2012</u>
<u>607 Atkinson</u>	<u>51700</u>	<u>Sid Logan</u>	<u>1995</u>
<u>613 Atkinson St.</u>	<u>74013</u>	<u>Lucille Hawkins</u>	<u>2012</u>
<u>806 Atkinson</u>	<u>52206</u>	<u>Aaron Matthews Est.</u>	<u>2009</u>
<u>822 Atkinson</u>	<u>47147</u>	<u>RAMO Inc.</u>	<u>1997</u>
<u>814 Atkinson</u>	<u>36400</u>	<u>James Brasher</u>	<u>1995</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<b><u>B</u></b>			
<u>3006 Brunson</u>	<u>6452</u>	<u>BookerT.Comm.Outreach</u>	<u>2005</u>
<u>3007 Bailey St.</u>	<u>23416</u>	<u>Bret Burton</u>	<u>2013</u>
<u>Barlow St.</u>	<u>51624</u>	<u>Little Creek, Inc.</u>	<u>2011</u>
<u>3809 Barlow</u>	<u>52073</u>	<u>Joseph Marshal Est.</u>	<u>2012</u>
<u>4014 Barlow</u>	<u>47877</u>	<u>Milton Graham, et al</u>	<u>2012</u>
<u>1515 Breard St.</u>	<u>68030</u>	<u>Rodrick K. Bankis</u>	<u>2013</u>
<u>1614 Breard</u>	<u>43013</u>	<u>Landmark America II</u>	<u>2012</u>
<u>2304 Breard</u>	<u>47089</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>2308 Breard</u>	<u>47096</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>2314 Breard</u>	<u>47097</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>4105 Beale</u>	<u>58668</u>	<u>Jim Mathis</u>	<u>2009</u>
<u>4109 Beale St.</u>	<u>52115</u>	<u>Susie Martin</u>	<u>2014</u>
<u>4111 Beale</u>	<u>87766 &amp; 53150</u>	<u>Ona Bates, Sr, et al</u>	<u>2002</u>
<u>1608 Burroughs</u>	<u>53181</u>	<u>Gladys Smith</u>	<u>1996</u>
<u>802 Bethune</u>	<u>57713</u>	<u>Thomas Marhinia Est.</u>	<u>1998</u>
<u>831 Bethune</u>	<u>42052</u>	<u>Richard Adams, Jr. Et al</u>	<u>2009</u>
<u>Bryant</u>	<u>57714</u>	<u>Thomas Marhinia Est.</u>	<u>1998</u>
<u>704 Bryant St.</u>	<u>44093</u>	<u>M. McDonald, et al</u>	<u>2009</u> <u>2014</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>712 Bryant</u>	<u>70399 &amp; 70404</u>	<u>Lula Henderson &amp; Emma Watson</u>	<u>1998</u>
<u>Broadmoor Blvd.</u>	<u>55774</u>	<u>USA Mission Homeless Shelter</u>	<u>1998</u>
<u>807 Bethune</u>	<u>47826</u>	<u>USA Mission Homeless Shelter</u>	<u>1997</u>
<u>807 Bryant</u>	<u>70355</u>	<u>USA Mission Homeless Shelter</u>	<u>1997</u>
<u>831 Bethune</u>	<u>42052</u>	<u>Richard Adams, Jr., et al</u>	<u>2009</u>
<u>3011 Barlow</u>	<u>58624</u>	<u>Security National</u>	<u>1996</u>
<u>1123 Bread St.</u>	<u>44118</u>	<u>Effie L. Bynum</u>	<u>2012</u>
<u>812 Bryant St.</u>	<u>54711</u>	<u>Deontrey Thomas</u>	<u>2012</u>
<u>1316 Breard</u>	<u>43047</u>	<u>WEA</u>	<u>1996</u>
<u>1408 Breard</u>	<u>63532</u>	<u>Linda Gail Thomas</u>	<u>2010</u>
<u>4313 Barlow</u>	<u>74391</u>	<u>James M. Brasher</u>	<u>1995</u>
<u>1308 Breard</u>	<u>57794</u>	<u>Salley J. Thompson Est</u>	<u>1995</u>
<u>Across from Clark School</u>			
<u>910 Bryant</u>	<u>47969</u>	<u>Thomas Gray &amp; John Smith</u>	<u>2011</u>
<u>Bunch Circle</u>	<u>61080</u>	<u>John Smith &amp; Tom Grigson</u>	<u>2010</u>
<u>410 Burroughs St.</u>	<u>82097</u>	<u>Douglas Winfield</u>	<u>1993</u>
<u>Burroughs &amp; Marx St.</u>	<u>50120</u>	<u>Eva Johnson</u>	<u>2011</u>
<b><u>C</u></b>			
<u>1506 Cairo St.</u>	<u>49223</u>	<u>Mary Alice Scott</u>	<u>2012</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>2707 Calypso St.</u>	<u>44871</u>	<u>Iris Cole</u>	<u>2012</u>
<u>1807 Canary</u>	<u>50220</u>	<u>Fredia Marie Gooden et al</u>	<u>2004</u>
<u>208 Cedar</u>	<u>32776</u>	<u>Ida Mae Moore Jackson et al</u>	<u>2004</u>
<u>1805 Canary</u>	<u>49579</u>	<u>Moease Huff Est</u>	<u>2002</u>
<u>409 Carlton Ave. (3 lots)</u>	<u>48779</u>	<u>Pacemaker Land Corp</u>	<u>2000</u>
<u>114 Carolina Ave.</u>	<u>5518</u>	<u>Marvin L. Kitchens</u>	<u>2010</u>
<u>307 N. Congo</u>	<u>85164</u>	<u>Robert Hill</u>	<u>2001</u>
<u>802 Camp</u>	<u>47544</u>	<u>Clarice Johnson &amp; W. L. Gary Est.</u>	<u>2001</u>
<u>2951 Chester</u>	<u>52653</u>	<u>Ellen Johnson Mcneal et al</u>	<u>2001</u>
<u>3013 Church St.</u>	<u>54244</u>	<u>Charlie &amp; Annie Bell Perkins</u>	<u>2000</u>
<u>404 Cedar St.</u>	<u>53536</u>	<u>Virginia Salberry-Diann Armstrong</u>	<u>1998</u>
<u>829 Camp</u>	<u>49975</u>	<u>Eldora James c/l Ervin M. Lee</u>	<u>1997</u>
<u>5111 Conrad Dr. (nice Lot)</u>	<u>30788</u>	<u>Jerald H. Womack</u>	<u>1996</u>
<u>1500 Cairo</u>	<u>61907</u>	<u>James M. Brasher</u>	<u>1995</u>
<u>506 N. Congo St.</u>	<u>42920</u>	<u>Isaiah Jackson</u>	<u>2012</u>
<u>1310 S. College Ave.</u>	<u>47863</u>	<u>Shelby Grace, et al</u>	<u>2007</u>
<u>2806 Coolidge St.</u>	<u>44922</u>	<u>Salley Coleman Est.</u>	<u>2011</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<b><u>D</u></b>			
<u>DeSiard St.</u>	<u>70334</u>	<u>Dean L. Hart, Sr</u>	<u>2012</u>
<u>1815 DeSiard St.</u>	<u>47094</u>	<u>Henry &amp; Betty Best</u>	<u>2012</u>
<u>2507 DeSiard</u>	<u>68834</u>	<u>Charles Theus</u>	<u>1998</u>
<u>2633 DeSiard</u>	<u>85669</u>	<u>Bertha Mae Ward</u>	<u>2011</u>
<u>502 Dixie</u>	<u>36396</u>	<u>Fred Marsch</u>	<u>1990</u>
<u>504 Dixie</u>	<u>77379</u>	<u>WEA, Inc.</u>	<u>1991</u>
<u>711 Dixie</u>	<u>31402</u>	<u>Charles R. Stewart</u>	<u>1999</u>
<u>3012 Dick Taylor St.</u>	<u>45304</u>	<u>Della Mae Lyons Carter</u>	<u>2012</u>
<u>3019 Dick Taylor St.</u>	<u>33705</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>3109 Dick Taylor St.</u>	<u>86828</u>	<u>OMNI Real Estate</u>	<u>1996</u>
<u>3301 Dick Taylor St.</u>	<u>125440</u>	<u>Wells Fargo</u>	<u>2014</u>
<u>3407 Dick Taylor St.</u>	<u>37975</u>	<u>E. L. Hilton</u>	<u>2001</u>
<u>3505 Dick Taylor St.</u>	<u>69944</u>	<u>John Butler</u>	<u>2012</u>
<u>3805 Dick Taylor St.</u>	<u>48937</u>	<u>Henderson Family Trust</u>	<u>2002</u>
<u>3810 Dick Taylor St.</u>	<u>45737</u>	<u>House Kevin &amp; Angela Ellis</u>	<u>2011</u>
<u>3805 Dunlop</u>	<u>57686</u>	<u>Frank Thomas</u>	<u>1998</u>
<u>3812 Dunlop</u>	<u>49999</u>	<u>Margie L. Williams</u>	<u>2011</u>
<u>3719 Dunlop</u>	<u>74722</u>	<u>Deborah Benton</u>	<u>1996</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>3606 Dick Taylor</u>	<u>79948</u>	<u>Tom-S Management &amp; Constr</u>	<u>1996</u>
<u>2808 Dick Taylor</u>	<u>70207</u>	<u>WEA, Inc.</u>	<u>1996</u>
<u>2400 DeSiard</u>	<u>71292</u>	<u>Liberace Wade, et al</u>	<u>1994</u>
<u>2507 DeSiard</u>	<u>68834</u>	<u>WEA Inc.</u>	<u>1998</u>

**E**

<u>319 Egan St.</u>	<u>84830</u>	<u>Brown &amp; Sons Realty</u>	<u>2007</u>
<u>221 Egan St.</u>	<u>66520</u>	<u>Carla Michelle Hudson</u>	<u>2001</u>
<u>114 Egan St.</u>	<u>42857</u>	<u>Henry &amp; Elva Beckley</u>	<u>1998</u>

**F**

<u>301 Florida St.</u>	<u>46837</u>	<u>E-Z Loans</u>	<u>2003</u>
<u>109 Filer St.</u>	<u>52402</u>	<u>Ingrid P. Gray</u>	<u>2001</u>
<u>804 Florida St.</u>	<u>86776</u>	<u>Alma Marie Rowland</u>	<u>1998</u>
<u>(no situs) Front St.</u>	<u>45364</u>	<u>Ingrid Gray</u>	<u>2012</u>
<u>1617 Florida St.</u>	<u>79129</u>	<u>Stella Faye Wilson</u>	<u>1997</u>
<u>1914 Flynn</u>	<u>71567</u>	<u>Estella S. Smith</u>	<u>2009</u>
<u>2003 Flynn St.</u>	<u>49833</u>	<u>Erma Jackson</u>	<u>2014</u>
<u>2007 Flynn St.</u>	<u>45675</u>	<u>Hagar Davis</u>	<u>2012</u>
<u>2106 Flynn St.</u>	<u>47672</u>	<u>Joyanese Gill</u>	<u>2014</u>
<u>Corner lot facing Ford St.</u>	<u>59509</u>	<u>Aaron R. Woods, Jr.</u>	<u>2011</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<b><u>G</u></b>			
<u>Garrett Road</u>	<u>118556</u>	<u>Petroleum Realty VI, LLC</u>	<u>2009</u>
<u>4003 Gaston St.</u>	<u>75163</u>	<u>Frank Taylor/Bettie Banks</u>	<u>2012</u>
<u>4204 Gayton St.</u>	<u>15770</u>	<u>Andre D. Tippit</u>	<u>2012</u>
<u>4208 Gayton St.</u>	<u>11365</u>	<u>Quanetta R. Anderson</u>	<u>2012</u>
<u>3312 Gayton St</u>	<u>50566</u>	<u>Surphonnia Jenkins Jones</u>	<u>2009</u>
<u>4107 Gayton St.</u>	<u>55958</u>	<u>Janet A. Savannah</u>	<u>2005</u>
<u>4215 Gayton St.</u>	<u>42284</u>	<u>Mary Lee Anderson</u>	<u>2011</u>
<u>3709 Gayton St.</u>	<u>8798</u>	<u>Brenda Roy</u>	<u>2000</u>
<u>2700 Goergia St.</u>	<u>67882</u>	<u>Emily Mortent</u>	<u>2014</u>
<u>2906 Georgia St.</u>	<u>55174</u>	<u>Deidre Raymond</u>	<u>2012</u>
<u>4207 Georgia St.</u>	<u>46906</u>	<u>Lebthron C. Ballard</u>	<u>2012</u>
<u>903 Griffin St.</u>	<u>44148</u>	<u>Luretha Cade</u>	<u>2011</u>
<u>907 Griffin</u>	<u>49084</u>	<u>Mary Redmond</u>	<u>1996</u>
<u>1907 Griffin St.</u>	<u>81746</u>	<u>E-Z Loans</u>	<u>2003</u>
<u>1813 Griffin St.</u>	<u>5863</u>	<u>Faye Robinson Long</u>	<u>2003</u>
<u>Grammont St. (no address)</u>	<u>58376</u>	<u>Flora Wagner c/o Alberta Dyer</u>	<u>2003</u>
<u>2315 Grammont St.</u>	<u>72336</u>	<u>David/Kathleen Scott</u>	<u>2012</u>
<u>2001 Grammont St.</u>	<u>66191</u>	<u>Arthulia H. Holland,etal</u>	<u>2011</u>
<u>2201 Grammont St.</u>	<u>48790</u>	<u>E. L. Hilton</u>	<u>2002</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>2311 Grammont St.</u>	<u>43786</u>	<u>Willie &amp; Carolyn January</u>	<u>2011</u>
<u>2313 Grammont St.</u>	<u>12989</u>	<u>Morris Curlee, Jr.</u>	<u>2012</u>
<u>2421 Grammont St.</u>	<u>56833</u>	<u>Adair Assett</u>	<u>2012</u>
<u>Grammont St. (no address)</u>	<u>44902</u>	<u>E. L. Hilton</u>	<u>2002</u>
<u>Grammont St. (no address)</u>	<u>84849</u>	<u>Brenda Roy</u>	<u>2000</u>
<u>1602 Grammont St.</u>	<u>82430</u>	<u>Clifton &amp; Glenda Evans</u>	<u>1999</u>
<u>1301 Georgia St.</u>	<u>49155</u>	<u>Hazel Hill</u>	<u>1999</u>
<u>2300 Gordon</u>	<u>46813</u>	<u>Judy T. Ferrington c/o Judy Waldrop</u>	<u>2009</u>
<u>2302 Gordon Ave</u>	<u>31120</u>	<u>Chyna L. Jones, c/o Sharon White-Ross</u>	<u>2009</u>
<u>2704 Gordon</u>	<u>23696</u>	<u>Linda Clark</u>	<u>2009</u>
<u>2501 Georgia</u>	<u>39865</u>	<u>OMNI Real Estate</u>	<u>1998</u>
<u>102 Grayling Lane</u>	<u>45423</u>	<u>Sean L. Freeman &amp; Angela Freeman</u>	<u>2009</u>
<u>2607 S. Grand St.</u>	<u>47347</u>	<u>James M. Brasher</u>	<u>1995</u>
<u>2717 &amp; 2719 S. Grand</u>	<u>15091 &amp; 15100</u>	<u>Marshall&amp;Herbert Munholland</u>	<u>1996</u>
<u>2406 Grammont St.</u>	<u>42177</u>	<u>WEA, Inc</u>	<u>1995</u>
<u>Grammont St. (no address)</u>	<u>49960 &amp; 49961</u>	<u>N Y Jacola</u>	<u>1994</u>
<u>102 Grayling Ln</u>	<u>45423</u>	<u>Sean Freeman</u>	<u>2009</u>
<u>108 Grayling Ln</u>	<u>45419</u>	<u>Curley Johnson</u>	<u>2008</u>



**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<u>Property Address</u>	<u>R#</u>	<u>Owner</u>	<u>Year</u>
-------------------------	-----------	--------------	-------------

**H**

<u>3910 Harvey St.</u>	<u>44002</u>	<u>Mamie S. Burks</u>	<u>2005</u>
<u>3401 Halsell St.</u>	<u>46957</u>	<u>Brian Keith Williams</u>	<u>2005</u>
<u>2010 Hickory St.</u>	<u>57139</u>	<u>Leroy Stern Children Trust</u>	<u>2012</u>
<u>106 Hip Marks Aly</u>	<u>53362</u>	<u>Henrietta Morris</u>	<u>2000</u>
<u>400 Hippolyte</u>	<u>28906</u>	<u>John D. Vladez</u>	<u>2011</u>
<u>2909 Hope St.</u>	<u>45504</u> <u>House</u>	<u>Jerry E. Saucer, Jr.</u>	<u>2009</u>

**J**

<u>Back of 503 lot</u>			
<u>Jack McEnery Ave</u>	<u>122754</u>	<u>Andrade Land LLC</u>	<u>2011</u>
<u>503 Jack McEnery Ave.</u>	<u>54929</u>	<u>Nathan Randolph</u>	<u>2012</u>
<u>707 Jack McEnery Ave</u>	<u>70090</u>	<u>Davida P. Harper</u>	<u>2009</u>
<u>3000 Jackson</u>	<u>46304</u>	<u>Willie Dunn, et al</u>	<u>2011</u>
<u>2804 Jackson</u>	<u>58583</u>	<u>Rose M. Jenkins</u>	<u>2009</u>
<u>Jones Dr. ½ L 2 &amp; L3&amp;4</u>	<u>60367</u>	<u>Donald Lee Givens et al</u>	<u>2002</u>
<u>Jones Dr. (no address (209)</u>	<u>84889</u>	<u>John G. Maroney Consul. Engineers</u>	<u>1991</u>
<u>3409 Johnson St.</u>	<u>29656</u>	<u>Archie McLaurin</u>	<u>2000</u>
<u>2818 Jackson</u>	<u>51491</u>	<u>Robert Livingston</u>	<u>2011</u>
<u>2827 Jackson</u>	<u>83157</u>	<u>Alex Johnson</u>	<u>1991</u>
<u>3507 Johnson St.</u>	<u>54728</u>	<u>HJ &amp; Sallie Presley</u>	<u>1992</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<b><u>K</u></b>			
<u>206 Kenewah St.</u>	<u>18050</u>	<u>Nick Thomas Cascio</u>	<u>2011</u>
<b><u>L</u></b>			
<u>2601 Lee Aave. (A &amp; B)</u>	<u>23723</u>	<u>First Package Invtm</u>	<u>2012</u>
<u>2606 Lee Ave.</u>	<u>34137</u>	<u>Irma Jean Wilhite, et al</u>	<u>1995</u>
<u>2612 Lee Ave. (cor. Lot)</u>	<u>34138</u>	<u>Earline Dodson Dangerfield</u>	<u>1995</u>
<u>2714 Lee Ave.</u>	<u>45237</u>	<u>Cotton States Chemical Co.</u>	<u>2005</u>
<u>2804 Lee Ave.</u>	<u>54832</u>	<u>Val Jean Purnell &amp; Myra Purnell</u>	<u>2004</u>
<u>2809 Lee Ave.</u>	<u>56458</u>	<u>Timber Marketers, Inc.</u>	<u>2001</u>
<u>3012 Lee Ave.</u>	<u>47496</u>	<u>Est. of Thomas V. Gardner</u>	<u>2012</u>
<u>3013 Lee Ave</u>	<u>56722</u>	<u>Midwest Management</u>	<u>2012</u>
<u>3019 Lee Ave.</u>	<u>56189</u>	<u>Angelina Shambro</u>	<u>2004</u>
<u>3404 Lee Ave</u>	<u>37094</u>	<u>Eugene Smith, Jr.</u>	<u>2012</u>
<u>3505 Lee Ave.</u>	<u>45280</u>	<u>Sandra Cain</u>	<u>2010</u>
<u>3601 Lee Ave.</u>	<u>58231</u>	<u>John Coleman</u>	<u>2003</u>
<u>3806 Lee Ave.</u>	<u>29875</u>	<u>Sean &amp; Angela Freeman</u>	<u>2011</u>
<u>4400 Lee Ave.</u>	<u>2811</u>	<u>100' x 150' lot</u> <u>Gibson &amp; Patricia Wilson</u>	<u>2004</u>
<u>Louise Anne Ave.</u>	<u>21313</u>	<u>Bob Newman</u>	<u>2000</u>
<u>806 Louise Anne Ave.</u>	<u>45869</u>	<u>Fred &amp; Mollie Decatur</u>	<u>2001</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>1104 Louise Anne Ave.</u>	<u>59097</u>	<u>Ernestine C. Williams et al</u>	<u>2010</u>
<u>Louise Anne Ave. (no add.)</u>	<u>48593</u>	<u>Imogene M. Harrell et al</u>	<u>1994</u>
<u>Louise Anne Ave. (no add.)</u>	<u>58833</u>	<u>Hellen G. White et al</u>	<u>2007</u>
<u>Louise Anne Ave</u>	<u>66135</u>	<u>Arthulia H. Holland et al</u>	<u>2011</u>
<u>1304 ½ Louise Anne Ave.</u>	<u>67567</u>	<u>Louis C. Pendleton</u>	<u>1997</u>
<u>3019 Louberta St.</u>	<u>57808</u>	<u>Daniel L. Menyweathter</u>	<u>2012</u>
<u>3618 Louberta St.</u>	<u>59161</u>	<u>James E. Williams</u>	<u>1997</u>
<u>2602 Maddox St.</u>	<u>88289</u>	<u>Jackie Holmes</u>	<u>2011</u>
<u>2901 Maddox St.</u>	<u>55348</u>	<u>Midwest Management</u>	<u>2009</u>
<u>127 Malvern St.</u>	<u>47972</u>	<u>Jerry D Gray, Sr.</u>	<u>1995</u>
<u>217 Malvern St.</u>	<u>63314</u>	<u>James L. &amp; Betty Gail Smith</u>	<u>1998</u>
<u>219 Malvern St.</u>	<u>73660</u>	<u>James L. &amp; Betty Gail Smith</u>	<u>1998</u>
<u>300 Malvern St. (cor. Polk)</u>	<u>36695 100' x 150' lot</u>	<u>Terry G. Sturdivant</u>	<u>2001</u>
<u>313 Malvern St.</u>	<u>55538</u>	<u>Harold F. Rogers</u>	<u>1994</u>
<u>320 Malvern St.</u>	<u>58733</u>	<u>Robert W &amp; Rubey Welch</u>	<u>2005</u>
<u>Martin Luther King Dr.</u>	<u>45489</u>	<u>James Shaw &amp; Jameka Ellis</u>	<u>2014</u>
<u>A Lot between 810 &amp; 820</u>			
<u>207 Marx St.</u>	<u>47294</u>	<u>Inez Freeman</u>	<u>2008</u>
<u>500 Marx St.</u>	<u>49378</u>	<u>Myrtle E. Holmes</u>	<u>2012</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>512 Marx St.</u>	<u>48458</u>	<u>Earlean W. Hampton</u>	<u>2012</u>
<u>604 Marx St.</u>	<u>58578</u>	<u>Alberta Washington Est</u>	<u>2012</u>
<u>606 Marx St.</u>	<u>59188</u>	<u>Julia Williams</u>	<u>2005</u>
<u>612 Marx St.</u>	<u>44340</u>	<u>Annie Lee Eddy Carroll</u>	<u>2007</u>
<u>614 Marx St.</u>	<u>50880</u>	<u>Jesse &amp; Harriett Kim</u>	<u>2010</u>
<u>801 Marx St.</u>	<u>58083</u>	<u>Scott Rayfield</u>	<u>2007</u>
<u>817 Marx St.</u>	<u>52220</u>	<u>Wanda V. Hooker</u>	<u>2008</u>
<u>822 Marx St.</u>	<u>47171</u>	<u>Wesley Fortner, Jr. Est</u>	<u>1998</u>
<u>306 McGee St.</u>	<u>55457</u>	<u>Lee Edward Robinson</u>	<u>2012</u>
<u>705 McGee St.</u>	<u>56499</u>	<u>Henry T. Singleton</u>	<u>2012</u>
<u>1834 Millhaven Rd.</u>	<u>47133</u>	<u>Edith Whitfield, et al</u>	<u>2014</u>
<u>512 &amp; 514 Mississippi</u>	<u>67326</u>	<u>Denise Biggs, et al</u>	<u>2014</u>
<u>516 Mississippi</u>	<u>56481</u>	<u>Virginia Walker</u>	<u>2010</u>
<u>614 Mississippi St.</u>	<u>50913</u>	<u>James T. King</u>	<u>1994</u>
<u>704 Mississippi St.</u>	<u>42937</u>	<u>WEA, Inc.</u>	<u>1996</u>
<u>710 Mississippi St.</u>	<u>53713</u>	<u>Midwest Management</u>	<u>2011</u>
<u>1409 Mississippi St.</u>	<u>50599</u>	<u>Brown &amp; Son</u>	<u>2012</u>
<u>1611 Mississippi St.</u>	<u>42870</u>	<u>Izell/Carrie Hall</u>	<u>2012</u>
<u>809 Mississippi/105 Stockton</u>	<u>14480 150' x 150' lot</u>	<u>E L Hilton</u>	<u>2009</u>
<u>McKinley Ave (no address)</u>	<u>44246</u>	<u>Joel &amp; Alicia Minter</u>	<u>2003</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>McKinley Ave (no address)</u>	<u>109079 &amp; 109080</u>	<u>Joel &amp; Alicia Minter</u>	<u>2003</u>
<u>McGuire</u>	<u>42648 (Lot in Lots 13&amp;14)</u>	<u>Bruck Taylor</u>	<u>2011</u>
<u>323 S. McGuire Ave.</u>	<u>24356</u>	<u>Jeffery Hill &amp; Ronda Hill</u>	<u>2002</u>
<u>904 S. McGuire Ave.</u>	<u>47887</u>	<u>Clemmie Grant est</u>	<u>1995</u>
<u>202 Morton Ave.</u>	<u>37620</u>	<u>Henry Oliver</u>	<u>2012</u>
<u>706 Mouton Ave.</u>	<u>43116</u>	<u>Jiffy Tax of LA, Inc.</u>	<u>2001</u>
<u>2618 &amp; 2620 May St.</u>	<u>51408</u>	<u>Damien V. Lee</u>	<u>2000</u>
<u>2616 May St.</u>	<u>48013</u>	<u>Eddie M. Nelson</u>	<u>1997</u>
<u>2617 May St.</u>	<u>37596</u>	<u>E. L. &amp; Sue McCormack</u>	<u>2003</u>
<u>2619 May St.</u>	<u>37595</u>	<u>Clifton &amp; Glenda Evans</u>	<u>1998</u>
<u>2621 May St.</u>	<u>37582</u>	<u>E L &amp; Sue McCormack</u>	<u>1993</u>
<u>2623 May St.</u>	<u>37579</u>	<u>E L &amp; Sue McCormack</u>	<u>1993</u>
<u>2625 May St.</u>	<u>37575</u>	<u>E L &amp; Sue McCormack</u>	<u>1993</u>
<u>1110 Maplewood Dr.</u>	<u>9238</u>	<u>William/William, Inc.</u>	<u>1997</u>
<u>310 Morton St.</u>	<u>49683</u>	<u>Hunts Funeral Parlor</u>	<u>1996</u>
<u>401 Morton St.</u>	<u>55595</u>	<u>Early Roshell</u>	<u>1994</u>
<u>606 Moore Ave.</u>	<u>37461</u>	<u>Sydney &amp; Barbara Britton</u>	<u>2008</u>
<u>705 Moore Ave.(large lot)</u>	<u>73268 &amp; 73271</u>	<u>Leon &amp; Glenda Johnson</u>	<u>2007</u>
<u>Morrison Ave.</u>	<u>74348</u>	<u>John Butler &amp; George Kilgore</u>	<u>2008</u>
<u>614 Morrison Ave.</u>	<u>19470</u>	<u>Ethel Redmond, et al</u>	<u>2011</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>O</u>			
<u>2204 Oak St.</u>	<u>66162</u>	<u>Arthulia H. Holland,et al</u>	<u>2011</u>
<u>2929 Odie St.</u>	<u>48444</u>	<u>John/Emma Hammonds</u>	<u>2011</u>
<u>1106 Ouachita Ave.</u>	<u>42553</u>	<u>Clarence Bailey</u>	<u>2002</u>
<u>One lot fronting 12<sup>th</sup> St. and One lot fronting Louise Anne</u> <u>Both under same P#</u>			
<u>1414 Ouachita Ave.</u>	<u>45107</u>	<u>Willie J &amp; Carolyn Taylor</u>	<u>2000</u>
<u>1107 Olive St.</u>	<u>67619</u>	<u>Louis E. Tyner</u>	<u>2000</u>
<u>1111 Olive St.</u>	<u>42186</u>	<u>Ruby Allen et al</u>	<u>2000</u>
<u>1312 Olive St.</u>	<u>59194</u>	<u>Lena M. Williams</u>	<u>2001</u>
<u>1313 Olive St.</u>	<u>43072</u>	<u>WEA, Inc.</u>	<u>1996</u>
<u>2009 Olive St.</u>	<u>47084</u>	<u>Henry/Betty Best</u>	<u>2012</u>
<u>2503 Olive St.</u>	<u>49783</u>	<u>David/Thelma Iseah</u>	<u>1999</u>
<u>2505 Olive St.</u>	<u>49785</u>	<u>David/Thelma Iseah</u>	<u>1999</u>
<u>Olive St. (1110)</u>	<u>72301</u>	<u>Hunts Funeral Parlor</u>	<u>1994</u>
<u>Olive St. (no address)</u>	<u>48859</u>	<u>Leo Head</u>	<u>1998</u>
<u>2701 Oak St.</u>	<u>59082 2 Lots</u>	<u>C. Williams</u>	<u>1997</u>
<u>2813 Oak St.</u>	<u>57136</u>	<u>Charles Theus</u>	<u>1999</u>
<u>312 Orange Street</u>	<u>49309</u>	<u>Davida Harper</u>	<u>2009</u>
<u>Orange St.</u>	<u>52908</u>	<u>Hiram Austin Miller, Jr.</u>	<u>1995</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
3311 Owl St.	67359	Source One Ouachita Inc	2003
3402 Owl. St.	44791 2 Lots	Robert L. Williams	1999
3724 Owl St.	56837 5 Lots	Midwest Management	2011

**P**

Pargoud Blvd. (no address)	61719	USA Mission	1998
201 Parker St.	41186	Charles Theus	1999
306 Parker St.	49217	Melodious P. Hines	2007
500 Peach St.	4036 & 4037	James/Deborah Jordan	2009
Peach St. & S. 17 <sup>th</sup> St.	40774	Nancy Baggette	2011
3513 Pippin St.	20815	Michael Bailey	2011
Pearl St. (no address)	60873	Town/Country Service Co.	1999
3112/3114 Pearl St.	44320	Katrina D. Dew	2010
3207 Pearl St.	63906		2009
3209 Pearl St. (no address)	42260	Clifton Evans	2000
3215 Pearl St.	49815	Amos Jackson	2012
214 Pargoud Dr.	43405	WEA Inc.	2014
3008 Pearl St.	43318	Deidre Raymond	2014
3308 Pearl St.	49634	Est. of Bedney Humphreys	2002

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>3500 Pippin St.</u>	<u>43298</u>	<u>Alvin Jackson</u>	<u>2012</u>
<u>3601 Pippin</u>	<u>49862</u>	<u>Joe P. Jackson</u>	<u>2012</u>
<u>3602 Pippin</u>	<u>46093</u>	<u>James Donahue</u>	<u>2010</u>
<u>3609 Pippin St.</u>	<u>47782</u>	<u>Mikeous Goin</u>	<u>2001</u>
<u>3703 Pippin St.</u>	<u>6625</u>	<u>Brown &amp; Son</u>	<u>2007</u>
<u>4010 Pippin St.</u>	<u>77895</u>	<u>W. H. Hartzfeldt</u>	<u>1996</u>
<u>4113 Ponder St.</u>	<u>53515</u>	<u>Hattie W. Murphy Est.</u>	<u>2012</u>
<u>4305 Pippin St.</u>	<u>57879</u>	<u>Jeff/Debra Johnson/M. Tippit</u>	<u>2001</u>
<u>3310 Polk St.</u>	<u>47814</u>	<u>Brown &amp; Son</u>	<u>2010</u>
<u>3007 Polk St.</u>	<u>49133</u>	<u>David /Wanda Oatis</u>	<u>2009</u>
<u>3008 Polk St.</u>	<u>4679</u>	<u>Bret M. Burton</u>	<u>2014</u>
<u>3020 Polk St.</u>	<u>61388</u>	<u>Dexter Jackson</u>	<u>2010</u>
<u>3102 Polk St.</u>	<u>50526</u>	<u>Carolyn C. Loring</u>	<u>2002</u>
<u>3106 Polk St.</u>	<u>34870</u>	<u>Ruben J. Midyett</u>	<u>2009</u>
<u>3113 Polk St.</u>	<u>50524</u>	<u>Michael D. Wilson</u>	<u>2012</u>
<u>3201 Polk St.</u>	<u>50522</u>	<u>Michael D. Wilson</u>	<u>2012</u>
<u>3205 Polk St.</u>	<u>75711</u>	<u>10' strip Albert V. Turner</u>	<u>2005</u>
<u>3209 Polk St.</u>	<u>23701</u>	<u>Grant Emerson, Jr.</u>	<u>2011</u>
<u>3210 Polk St.</u>	<u>44325</u>	<u>Christian Naron</u>	<u>1997</u>



**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>3214 Polk St.</u>	<u>44327</u>	<u>John Henry Coleman</u>	<u>1998</u>
<u>3506 Polk St.</u>	<u>58530</u>	<u>Emily Ward, et al</u>	<u>2014</u>
<u>3706 Polk St.</u>	<u>54706</u>	<u>David L. Wallace</u>	<u>1998</u>
<u>2703 Price St.</u>	<u>46111</u>	<u>Charles/Cleopatria Thissel</u>	<u>1997</u>
<u>2703 Price St.</u>	<u>57658</u>	<u>Charles /Cleopatria Thissel</u>	<u>2004</u>
<u>2705 Price St.</u>	<u>50197</u>	<u>France Ella Johnson</u>	<u>1996</u>
<u>1514 Pine St.</u>	<u>48432</u>	<u>G.B. Hammock et al</u>	<u>2003</u>
<u>Powell Ave (Lot between American Legion Hall and Reddix Dental</u>	<u>51630</u>	<u>Little Creek, Inc.</u>	<u>2011</u>
<u>908 Powell Ave.</u>	<u>51428</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>1002 Powell Ave.</u>	<u>42889</u>	<u>Grady/Eugenia Givens</u>	<u>2011</u>
<u>1006 Powell Ave.</u>	<u>52233</u>	<u>John W. Maxey</u>	<u>2012</u>
<b><u>R</u></b>			
<u>1607 Reed St.</u>	<u>54249</u>	<u>Lessie/Lorraine Perkins</u>	<u>2012</u>
<u>205 Renwick St.</u>	<u>45029</u>	<u>Loretta Fitch, et al</u>	<u>2011</u>
 <u>119 Richmond</u>	 <u>51447</u>	 <u>John Gray, et al</u>	 <u>2014</u>
<u>3607 Richmond St.</u>	<u>84160</u>	<u>2 Lots</u> <u>Denzel R. Hopkins, Jr.</u>	<u>1994</u>
<u>Richmond St.</u>	<u>122753</u>	<u>25' strip</u> <u>George V. Varino</u>	<u>2011</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>Richwood Rd. &amp; Bunch Cir</u>	<u>61079</u>	<u>Johnny Smith/Tom Grigson</u>	<u>2011</u>
<u>Rogers St.</u>	<u>71162</u>	<u>Charles Theus</u>	<u>1998</u>
<u>704 Rogers St.</u>	<u>47284</u>	<u>Booker T. Community</u>	<u>2012</u>
<u>804 Rogers St.</u>	<u>46622</u>	<u>Stanley Thomas</u>	<u>2007</u>
<u>806 Rogers St.</u>	<u>56080</u>	<u>Nathan Scott/Est Harris</u>	<u>2002</u>
<u>1406 Rogers St.</u>	<u>43017</u>	<u>Larry/Linda Smith</u>	<u>2006</u>
<u>1810 Rogers St.</u>	<u>46245</u>	<u>Neal Duffy</u>	<u>2012</u>
<b><u>S</u></b>			
<u>2603 S. Grant St.</u>	<u>41737</u>	<u>Glenda O'Deay</u>	<u>2014</u>
<u>2605 S. Grand</u>	<u>22297</u>	<u>Adair Asset Management</u>	<u>2011</u>
<u>4315 S. Grand</u>	<u>47884</u>	<u>Premier Rehab Hospital</u>	<u>2010</u>
<u>307 S. McGuire Ave.</u>	<u>45566</u>	<u>Vincent U Irene Savanna</u>	<u>2014</u>
<u>309 &amp; 311 S. McGuire Ave.</u>	<u>55285</u>	<u>Pacemaker Land</u>	<u>2014</u>
<u>1111 S. McGuire St.</u>	<u>53441</u>	<u>E. L. Hilton</u>	<u>2009</u>
<u>1215 St. John St.</u>	<u>43922</u>	<u>5' Strip</u> <u>Rent Help</u>	<u>1995</u>
<u>504 Sherrouse Ave</u>	<u>66159</u>	<u>Liam Patrick/GinneyOConner</u>	<u>2010</u>
<u>608 Short Magnolia</u>	<u>47458</u>	<u>Percy Gales Est.</u>	<u>1994</u>
<u>211 Short Washington</u>	<u>83155</u>	<u>James D. Benton</u>	<u>2005</u>
<u>2108 Short Washington</u>	<u>47070</u>	<u>McKinley Investments</u>	<u>2012</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
<u>2209 Short Washington</u>	<u>47069</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>2210 Short Washington</u>	<u>56418</u>	<u>Marie Hall</u>	<u>2014</u>
<u>2414 Short Washington</u>	<u>50830</u>	<u>Edwin Key</u>	<u>2004</u>
<u>2311 Short Washington</u>	<u>47792</u>	<u>McKinley Investments</u>	<u>2012</u>
<u>2315 Short Washington</u>	<u>73849</u>	<u>Hardie Johnson</u>	<u>2009</u>
<u>1702 Short Wood St.</u>	<u>74568</u>	<u>Pacemaker Land</u>	<u>2014</u>
<u>606 Shotwell Ave.</u>	<u>59230</u>	<u>Miles/Jamie Williams</u>	<u>2003</u>
<u>611 Shotwell Ave.</u>	<u>58451</u>	<u>Rosia Walker</u>	<u>2012</u>
<u>612 Shotwell Ave.</u>	<u>44908</u>	<u>Deborah/Ernest Tankshall</u>	<u>1997</u>
<u>2920 Seal St.</u>	<u>40177</u>	<u>John L. Boyd</u>	<u>2000</u>
<u>607 Standifer Ave.</u>	<u>78750</u>	<u>Oarvest/Betty Jordan</u>	<u>2010</u>
<u>Stubbs Ave.</u>	<u>59630</u> 6' strip	<u>Beckwith, LLC</u>	<u>2012</u>
<u>800 Stubbs Ave</u>	<u>59629</u>	<u>Beckwith, LLC</u>	<u>2012</u>

**T**

<u>405 Thomas St.</u>	<u>25366</u>	<u>Ruth Goodin</u>	<u>2011</u>
<u>(no situs) Thomas Ave.</u>	<u>54358</u>	<u>Henry C. Phoenix</u>	<u>2012</u>
<u>803 Thomas St.</u>	<u>49014</u>	<u>Mary Redmond</u>	<u>1996</u>
<u>1415 Thomas St.</u>	<u>59332</u>	<u>Alberta Wilson</u>	<u>2014</u>

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
-------------------------	-----------	--------------	-------------

1505 Thomas St.	38801	Matthew Sims	2014
-----------------	-------	--------------	------

**V**

310 Vernon St.	79902	Billy L. Westmoreland	2012
----------------	-------	-----------------------	------

411 Vernon St.	52745	Jerry Mercer	2000
----------------	-------	--------------	------

Vernon St.	79305	Betw/305/307	Southern Home, Inc.	2009
------------	-------	--------------	---------------------	------

**W**

104 Wilson St.	45200	Anthonette Marie Cascio	2011
----------------	-------	-------------------------	------

305 Wilson St.	65212	3 Lots	Grada Berry	2011
----------------	-------	--------	-------------	------

402 Wilson St.	59617	Marshal Wright	1992
----------------	-------	----------------	------

609 Wilson St.	58486	Valencia D. Allen/Graves	1998
----------------	-------	--------------------------	------

701 Wilson St.	57410	J. D. Lawrence	2011
----------------	-------	----------------	------

710 Wilson St.	62703	Jerome Easter	2014
----------------	-------	---------------	------

823 Wilson St.	70730	Clarence Reed	2012
----------------	-------	---------------	------

White St.	70858	Joe L. Davis	2003
-----------	-------	--------------	------

3100 White St.	56367	Willie Hampton	2003
----------------	-------	----------------	------

3908 White St.	74714	Eloise E. Wyatt	2012
----------------	-------	-----------------	------

3912 White St.	51987	Elnor/Eddie Mansfield	2007
----------------	-------	-----------------------	------

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
4202 White St.	47876	Milton Graham et al	2012
4302 White St.	27316	Sharon Ross	2010
4306 White St.	58710	Lucincy Webster	2006
3812 Wiley St.	73787	Michael D. Smith	1995
408 Winnsboro Rd.	56881/56882	Monroe Housing Authority	2010
1407 Wood St.	44924	Gary McCormick	1996
2705 Wood St.	50303	Mamie Johnson	2012
2711 Wood St.	44122	A. C. Witherspoon	2012

**NORTH**

1041 N. 9 <sup>th</sup> St.	59632	Beckwith LLC (Comm. Bldgs)	2012
316 N. 10 <sup>th</sup> St.	46120	Charles Brown	2012
311 N. 11 <sup>th</sup> St.	58447	Milton/Janie Walker	2010
N 12 <sup>th</sup> St.	27634	Veraldine L. Bernard	2008
320 N 8 <sup>th</sup> St.	64644	Wesley Pipes	1996
415 N 12 <sup>th</sup> St.	3424	Eddie/Victoria Thomas	1999
N. 20 <sup>th</sup> (no address)	49686		1996
N 22 <sup>nd</sup> St. (no address)	46844	Brown & Lee Inc.	2007
405 N. 22 <sup>nd</sup> St.	45388	Bessie Tucker Crowder	1996
418 N. 22 <sup>nd</sup> St.	40844	Priest Crockett	2012

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

Property Address	R#	Owner	Year
403 N. 22 <sup>nd</sup>	47673	Joyanese & William Gill	2014
N 23 <sup>rd</sup> St.	57856	Louis Tillman Est.	2001
409 N. 23 <sup>rd</sup> St.	46973	Ira Brown	2003
N 25 <sup>th</sup> St.	43346 400 Block	Huey Bowman	2001
408 N 25 <sup>th</sup> St.	44033	Evelyn Burrell	2008
N 25 <sup>th</sup> St. (next to 414)	69479	Mary Redmond	1997

**SOUTH**

S. 1 <sup>st</sup> St. (no address)	52628 1200 Block	Leon McMullenl	2005
1608 S. 1 <sup>st</sup> St.	77389	Fred Ellington/Larry Jones	1996
608 S. 2 <sup>nd</sup> St.	74805	James J. Smith	2014
610 S. 2 <sup>nd</sup> St.	74804	James J. Smith	2014
1510 S 2 <sup>nd</sup> St.	50712	Barnhill Oil Inc	1998
611 S. 3 <sup>rd</sup> St.	71556	Johnny R. Craft	2008
1107 S. 3 <sup>rd</sup> St.	54269	Mario Leija	2012
1200 S. 3 <sup>rd</sup> St.	46403	Sean L. Freeman	2009
1208 S 3 <sup>rd</sup> St.	44558	Willie/Nora Stubblefield	1996
1209 S 3 <sup>rd</sup> St.	46606	Sean/Angela Freeman	2011
1304 S. 3 <sup>rd</sup> St.	80779	E. L. Hilton	2009
1405 S 3 <sup>rd</sup> St.	85149	E. L. Hilton	2008
1406 S. 3 <sup>rd</sup> St.	68361	Roosevelt/Lanessa Clark	2003

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

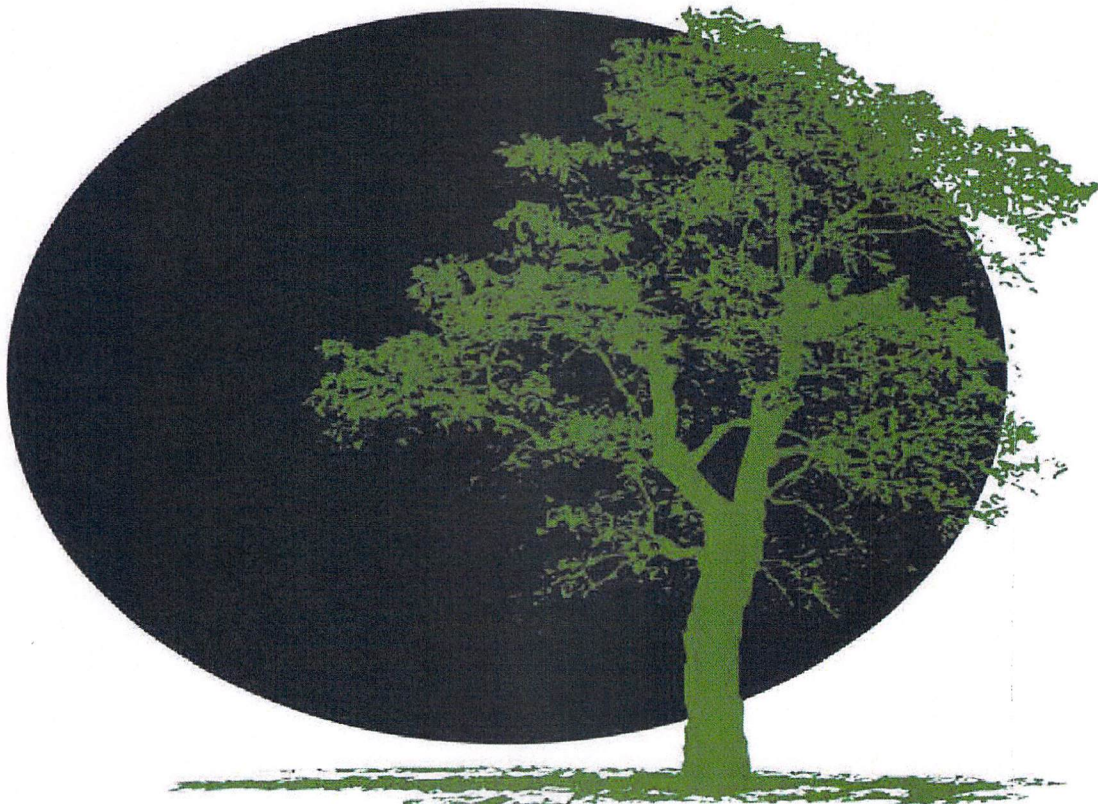
<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
1501 S. 3 <sup>rd</sup> St.	77426	James E. Howlett	2011
1711 S 3 <sup>rd</sup> St.	54131	Bertie E. Patterson	2001
1109 S. 4 <sup>th</sup> St.	77001	Emanuel Thomas, et al	2011
1211 S. 4 <sup>th</sup> St.	77001	EZ Loans	2002
702 S. 6 <sup>th</sup> St.	56018	Jeff Duhon	2014
603 S. 7 <sup>th</sup> St.	59684	Ruby Yates Brown, et al	2011
311 S. 9 <sup>th</sup> St.	106095	Adair Asset	2012
702 S. 9 <sup>th</sup> St.	48141	Christy Baker	2014
1408 S. 10 <sup>th</sup> St.	85943	Mary Louise Pitts Greer	2010
1612 S. 10 <sup>th</sup> St.	33583	Ruth Goodin	2011
505 S. 11 <sup>th</sup> St.	46809	Leonard Ceaser, Jr.	2000
706 S. 11 <sup>th</sup> St.	51505	Billy M. Fuller	2010
S. 14 <sup>th</sup> St. (no address)	58512	Steve/Ivory Walters	1998
S. 14 <sup>th</sup> St.	11838	Herbert Boydston, et al	2011
S 15 <sup>th</sup> St. (no address)	66660	Robinteen Potter	1997
701 S. 17 <sup>th</sup> St.	43839	Willie Marshall Brown,etal	2012
702 S. 17 <sup>th</sup> St.	77885	Esther B. Johnson	1996
707 S. 17 <sup>th</sup> & S. 17 <sup>th</sup>	64320 & 65224	William E. Armstrong	2004
706 S. 18 <sup>th</sup> .	63695	John D. Lawrence	2012
708 S. 18 <sup>th</sup> St.	54160	Ramo Inc.	2004

**CITY OF MONROE**  
**ADJUDICATED PROPERTIES**

<b>Property Address</b>	<b>R#</b>	<b>Owner</b>	<b>Year</b>
112 S. 20 <sup>th</sup> St.	44730	Cynthia S. Clark, et al	1998
126 S 21 <sup>st</sup> St.	57045	Andrian C. Gipson	1998
124 S. 21 <sup>st</sup> St.	56762	Lucien/Willie Smith	2001
308 S. 21 <sup>st</sup> St.	58545	E. L. Hilton	2002
116 S. 22 <sup>nd</sup> St.	42620	Art Lester Jackson	2010
S. 22 <sup>nd</sup> St.	88014	400 Blk Tokesha R. Hill	2009
S. 22 <sup>nd</sup> St.	81072	corner lot Calypso E. L. Hilton	2009
509 S. 22 <sup>nd</sup> St.	42585 & 42586	David Smith	2014
120 S. 23 <sup>rd</sup> St.	43263	Eddie Gordon Est.	2012
415 S. 23 <sup>rd</sup> St.	87247	Eddie D. Harper	2005
104 S. 24 <sup>th</sup> St.	49956	Huey Wilson/Henry Dishroom	1998
402 S. 24 <sup>th</sup> St.	53705	Michael Lynn Newton	2012
507 S. 24 <sup>th</sup> St.	79905	Mary J. Walker	2004
402 S. 25 <sup>th</sup> St.	56830	Adair Asset	2012
402 N. 25 <sup>th</sup> St.	56679	Est. of Gladys Smith	2005
704 S. 27 <sup>th</sup> St.	57898	Deedrick Toliver	2003
813 S. 27 <sup>th</sup> St.	50694	Archie Keaton	2008
602 S. 28 <sup>th</sup> St.	84887	Joyce L. Taylor	2011
704 S. 28 <sup>th</sup> St.	74341	Blanche L. Thornton	2009



# Ouachita Parish Police Jury Adjudicated Property Program



**E & P Consulting Services, LLC**

**Tel: (318) 807-0924**

**Fax: (318) 807-0925**

**[www.parishtaxland.com](http://www.parishtaxland.com)**

## PARISH ADJUDICATED PROPERTY PROGRAM

Thank you for your interest in the Parish Adjudicated Property Program. **PLEASE READ ALL INFORMATION PROVIDED IN THIS PACKET.** After you review this information, we will be happy to answer any further questions that you may have. Contact information for important offices and resources appears on the last page of the packet.

Adjudicated property is *real* or *immovable* property that meets both of the following criteria:

- The property taxes were not paid and
- The property was not purchased at a subsequent tax sale.

State law requires that such properties be “adjudicated” to the Parish. Once property is adjudicated to the Parish, it will not typically come up for another tax sale. It can only be: redeemed (which will place the property back in the name of the tax debtor); sold by the Parish through the abandoned adjudicated properties process; or declared needed by the Parish for public purposes.

NOTE: The Parish is authorized to sell only those properties that have been adjudicated since January 1, 1975, are abandoned (vacant or not lawfully occupied) and considered surplus (or no longer needed by the Parish for a public purpose.) The Louisiana State Land Office manages property adjudicated before January 1, 1975. The Parish’s current policy, keeping in mind the state’s constitutional mandate that property owners have a three year right to redeem their property, is to make available for sale at public auction only those properties that have been adjudicated to the Parish for at least *three* years. This means that the tax debtor has had at least three years to redeem the property (pay the back taxes) and has failed to do so.

Of important note, the tax debtor or owner of record or someone on their behalf is ineligible to purchase adjudicated property through this program. Redemption of the property is the appropriate process for these individuals to extinguish a political subdivision’s lien on their property. Redemption amounts can be received by contacting the appropriate tax collector’s office.

This packet provides information to facilitate the purchase of property that has been adjudicated to Parish Police Jury to third party purchasers. State law allows the governmental body holding jurisdiction over such property to sell it to the highest bidder via public auction and for the Parish to establish the minimum bid on these properties. For parishes participating in the program run by E & P Consulting, the minimum bid for a particular property general begins at the lower of: 2/3 of the tax assessor’s valuation of the property or the redemption amount.

The Parish is authorized to sell adjudicated property pursuant to Louisiana Revised Statute (La. R.S.) 47:2196, and pursuant to La. R.S. 47:2207 a purchaser of an adjudicated property acquires full ownership of the affected property with a non-warranty deed.<sup>1</sup> The entire process from beginning to end takes generally follows the procedures explained on the following pages:

---

<sup>1</sup> Parish will reserve any and all of the oil, gas and other mineral rights under the subject property.



## PROCEDURES TO PURCHASE ADJUDICATED PROPERTY

1. The Adjudicated Property list for each participating parish is available from the Parish Police Jury office or the website of E&P Consulting Services, LLC ([www.parishtaxland.com](http://www.parishtaxland.com)). Review the adjudicated property list to determine if there is a piece of property that you are interested in buying. We recommend that you then conduct a preliminary review of the property by driving by it to ensure that it is vacant.
2. You can obtain additional information regarding the property from the Parish Assessor's website that is generally accessible from the Parish website or through a link from [parishtaxland.com](http://parishtaxland.com). Stop by or call our offices at 1300 Hudson Lane, Suite 5 for assistance in this process.
3. Once you have identified a property, you should complete and submit a "Request to Purchase Adjudicated Property Form," which is attached to this packet. This form can also be accessed by calling (318) 807-0924 to have a form emailed to you; or picking up the form at 1300 Hudson Lane, Suite 5, Monroe, LA 71201. The form is also available at the Parish Policy Jury Offices or on our website: [www.parishtaxland.com](http://www.parishtaxland.com).
4. You should complete the form and return it with a certified check or money order in the amount of \$1,000.00. The \$1,000.00 is an administrative fee that is fully refundable at this point in the process. The packet can be submitted via mail or in person. The form should be submitted to: E & P Consulting Services, LLC, 1300 Hudson Lane, Suite 5, Monroe, Louisiana 71201.

**Explanation of Fees:** The administrative fee of \$1,000.00 is applied to handling the administration of the sale, including, but not limited to: conducting title research, complying with statutory notice requirements which include public notice and individual correspondence, drafting of documents, and executing closing of sale on the property. **Other charges that will be involved in the purchase:** The clerk of court will charge to file closing paperwork in the conveyance and mortgage records and the winning bidder is responsible for those fees plus the purchase price of the property at the time of closing.

5. After the application and administrative fee have been received, you will receive a letter inviting an "Offer to Purchase" and you will be advised of the minimum bid amount. You should complete the form enclosed with this correspondence and return as instructed as soon as possible.

**Minimum Bid Amount:** The Parish has established the minimum bid at the first public sale of an adjudicated property to be the lesser of two-thirds of the value of the property (as determined by the Parish Assessor's Office) or the amount of the statutory impositions owed on the property.

6. **NOTE:** In the event that the property has already been redeemed or is otherwise ineligible for purchase through the Adjudicated Property Program, you will be notified that the Parish will deny your request to purchase. Note that if the property is determined to be ineligible for purchase at this preliminary state or if you do not want to offer the minimum bid, you will be entitled to a refund of the deposit paid at this time.

7. Once the signed Offer to Purchase is received, the following will take place (not necessarily in the order listed):
  - i. Examination of the mortgage, conveyance, probate and civil suit records of Parish Clerk of Court to obtain the names of all parties who may have an interest in the subject property.
  - ii. Preparation of a report on all parties with a real or contingent interest in the property.
  - iii. Notification of the parties of interest identified in the title research described above.
  - iv. Schedule of the Property for auction.
  - v. Placement of an item on the agenda of the Parish Police Jury's regular meeting requesting via proposed ordinance that the specific property at issue be sold and preparation of the ordinance.
  - vi. Publication of a Notice(s) in the local newspaper.
  - vii. Communication of documentation of all of the above to any prospective purchasers who have paid an administrative fee regarding the particular property.
8. **Public Bidding Session:** You will be notified of the date and time of the auction and you or a proxy **MUST BE PRESENT** for the auction. As long as there are no other bidders, E & P Consulting can serve as the proxy. Other individuals may be present to also bid on the property and an oral bidding session will take place to determine the high bidder for the property at issue. Each individual intending to bid on the property must pay the same \$1,000.00 deposit via certified check or money order that you paid to initiate the process. If you are not the high bidder, you will receive a full refund of the deposit the same day or shortly after the bidding session has occurred.
9. **Ordinance:** The Parish will introduce and adopt an ordinance authorizing the sale of the property.
10. The successful bidder may close on the property after the auction and respective 60 day/6 month timeframe has expired. A convenient closing date and time will be scheduled with E & P Consulting for final paperwork to be signed and the purchase price delivered. Upon closing, the successful purchaser will be issued a "Non-Warranty Cash Sale" Deed and an "Affidavit," both of which are required to record the sale with the Clerk of Court.
11. A certified check or money order for **the full amount** of the purchase price plus clerks actual filing costs made payable to the E & P Consulting is required at closing. The closing takes place at the offices of E & P Consulting Services, LLC, 1300 Hudson Lane, Suite 5, Monroe, Louisiana 71201.
12. After the sale and recordation, the Parish Assessor will note the change in ownership.

## General Disclaimers:

You should consider the following in your decision to pursue the purchase of surplus adjudicated property.

- A tax debtor is allowed to redeem property at any time up to the point when the Parish executes the act of sale on the property.
- The sale of any property under this program is the prospective buyer's legal and financial risk. Parish shall be selling the property subject to *a non-warranty deed*. This means that the Parish and its agent, E&P Consulting Services, LLC, make no warranties of any kind whatsoever, express or implied. The implied warranties of merchantability and fitness for any purpose are hereby disclaimed and excluded. The Parish and its Agent shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the sale of the property. **If title insurance is desired, purchasers will likely need to pursue curative title work at their own expense after the act of sale.**
- Parish will reserve any and all of the oil, gas and other mineral rights under the subject property.

To participate in this program, the Parish Police Jury requires that you acknowledge that you have received this information. *Your signature on the attached Registration Form confirms that you have read and understand the procedures and requirements for participation in the purchase of adjudicated surplus property.*

**E & P CONSULTING**  
**REQUEST TO PURCHASE ADJUDICATED PROPERTY**

Date of Application: \_\_\_\_\_

Parish: \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant's Name (Please print): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Numbers: (Home) \_\_\_\_\_

(Cell) : \_\_\_\_\_

**PROPERTY INFORMATION**

Parcel # \_\_\_\_\_ WARD \_\_\_\_\_

PROPERTY MUNICIPAL ADDRESS: \_\_\_\_\_

PROPERTY DESCRIPTION (check all that apply):

\_\_\_\_\_ Vacant \_\_\_\_\_ Occupied

\_\_\_\_\_ Lot \_\_\_\_\_ House \_\_\_\_\_ Building

\_\_\_\_\_ Other (specify) \_\_\_\_\_

YEAR OF ADJUDICATION: \_\_\_\_\_

(Check one) I ☐ DO ☐ DO NOT own property directly adjacent to or adjoining this property

Enclosed are (please check):

\_\_\_\_\_ Certified check or money order in the amount of \$1,000.00 made out to "E & P Consulting, LLC"

My signature below indicates the following:

- I acknowledge that I have received and reviewed the Parish Adjudicated Property Information Packet.
- I am not the tax debtor or owner of the property, nor am I seeking acquisition of this property on behalf of the tax debtor or owner. If so, redemption is the appropriate avenue for property acquisition.
- I understand that \$1,000.00 advanced by me will be applied to both the purchase price and administrative cost and is **100% REFUNDABLE up until the written offer for a minimum bid is signed by me**. This fee is also refunded if the property is redeemed or if I am outbid at the auction by another bidder.
- I understand that if I am the successful bidder, I will purchase the property subject to a non-warranty deed that may require curative title work after the act of sale in order to obtain title insurance.
- I understand that Parish will retain all mineral rights under the subject property.
- If purchasing subject property through the "Lot Next Door Program", I acknowledge that I will have to attest that I have maintained said property for a period of one (1) year or longer.
- I will receive a notification of receipt of this request to purchase followed by an Offer to Purchase with a minimum bid that is determined in accordance with applicable statutes, ordinances and the state constitution.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Mail Form and Administrative Fee to:** E & P Consulting, 1300 Hudson Lane, Suite 5, Monroe, LA 71201

# Tools to Address Blight and Abandonment

---



# Introduction

- Addressing blight is a local concern
- But solutions are largely governed by State law



# Three Categories

- These new tools are divided into three categories:
  1. Blight Prevention
    - Strong enforcement = effective prevention
  2. Disposition
    - Transfer property for beneficial use
  3. Redevelopment Incentives
    - Encourage private investment in blighted properties

# Tools WE HAVE to Address Blight and Abandonment

# Blight Prevention

---

Enforcement = Effective Prevention



# Blight Prevention – Code Enforcement

**Purpose: Purchasers of property must correct known violations within 12-18 months**



# Disposition

---

Transfer property for beneficial use

# Redevelopment Incentives

---

Encourage private investment in blighted properties



# Redevelopment Incentives – Private Owners/Investors



Properties with existing structures



Existing structure undergoes rehabilitation work



Property developers and Code Official apply codes for existing structures to rehabilitation work



Facilitates rehabilitation of existing structures in a safe and economical manner



# Blight and Abandonment

By Raymond A. Brown Esq, MBA MS