

The following ordinance which was previously introduced in written form required for adoption at the regular meeting of the Livingston Parish Council on May 22, 2014 a summary thereof having been published in the Official Journal together with a notice of public hearing which was held in accordance with said public notice, was brought up for final passage on \_\_\_\_\_, on Motion of \_\_\_\_\_ and seconded \_\_\_\_\_

LPO 14-13

AN ORDINANCE AUTHORIZING THE LIVINGSTON PARISH COUNCIL TO DECLARE CERTAIN ADJUDICATED PROPERTY SURPLUS AND TO AUTHORIZE THE SALE OF SAID PROPERTY TO **MICHAEL BIHM**, HIS AGENT OR ASSIGNS FOR THE MINIMUM PRICE OF **\$8,333.75** BEING TWO-THIRDS (2/3RDS) OF THE APPRAISAL VALUE OR TO ANY PARTY BIDDING A HIGHER PRICE AT PUBLIC SALE TO BE HELD ON TBA , AS PROVIDED IN THE PUBLIC NOTICE DATED TBA AND WHICH PROPERTY IS DESCRIBED AS FOLLOWS:

(PROPERTY DESCRIPTION)

**WHEREAS**, the Parish of Livingston owns property described above, said property having been adjudicated to the Parish for unpaid property taxes for the year **2003**; and assessed in the name of **Louis E. Sylvester**.

**WHEREAS**, the Department of Public Works for the Parish of Livingston has recommended that the property be declared surplus and no longer needed for public purposes; and

**WHEREAS**, the parish has received an appraisal on the property, and the appraised value of the property is **\$12,500.00**. Therefore, the minimum bid that the Council can accept on the first advertisement for sale is **\$8,333.75**.

**WHEREAS**, an offer has been received by the Livingston Parish Finance Department from **Michael Bihm**, to purchase said property for the consideration of **\$8,333.75** cash, at the time of sale; and

**WHEREAS**, a public sale (will be/has been) held on to be announced to afford any person to submit a higher bid, having qualified to bid by payment of fees as required and set forth in the Public Notice or to oppose and/or object to the sale.

**WHEREAS**, no opposition or objection was filed on or before TBA .

**WHEREAS**, this Council is of the opinion that this property is surplus and no longer needed for public purposes and that it would be in the public interest to convey the above mentioned property to Scott Jones, for the offered consideration or to any party who bids a higher price at the public auction.

**NOW, THEREFORE, BE IT ORDAINED** by the Livingston Parish Council that:

- 1) A CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS LOCATED **CHINQUAPIN ISLES LOTS 392, 393, 394**  
**GPS COORDINATES: 30° 15' 28.28" N 90° 42' 55.36" W**
- 2) THE PROPERTY IS RECORDED IN COB **280**, PAGE **197**, IN THE LIVINGSTON PARISH CLERK OF COURT'S OFFICE. ITS MUNICIPAL ADDRESS IS **13112 DEER STREET MAUREPAS, LA 70449**, THE ASSESSMENT NUMBER **167684**, WARD **5**

are hereby declared to be surplus and no longer needed for public purpose.

Section 2. Ten days after the final adoption of this ordinance, if no restraining order has been obtained, the Parish President is authorized to execute an act of cash sale in which the Parish of Livingston conveys the above described property to:

**MICHAEL BIHM, HIS HEIRS OR ASSIGNS FOR THE CONSIDERATION OF \$8,333.75 CASH, OR TO THE HIGHEST BIDDER WHO SUBMITS HIS OFFER WITH A CERTIFIED CHECK OR MONEY ORDER IN THE AMOUNT OF \$375.00.**

However, the Parish President shall not execute the act of cash sale until the Parish's Special Counsel's office has certified in writing to the Parish President the following:

- A) Purchaser has certified in writing to the Parish's Special Counsel that purchaser or his agent has examined the mortgage records, conveyance records, probate and civil suit records of the Clerk of Court of Livingston Parish and attached to the certification a written list of the names and last known addresses of all owners, mortgagees, and any other person who might have a vested or contingent interest in the property, or who has filed a request for notice as provided in LSA-R.S. 47:2206, et seq. Said written certification shall contain an indemnification and hold harmless clause by the purchaser in favor of the Parish of Livingston Parish, its officers, agents and employees if the purchaser should fail to request notification to an interested party or should incorrectly identify or locate any interested party.
- B) Purchaser has made written request to the Parish's Special Counsel to notify those persons identified above in accordance with LSA-R.S. 47:2206 and has paid the Parish the sum of twenty-five dollars per notice and/or the sum of the actual cost of notice by publication requested.
- C) The Parish 's Special Counsel has provided purchaser with proof of notice, and purchaser has recorded same in the conveyance records of Livingston Parish and has provided the Parish Closing Attorney a stamped copy of the recorded proof on notice.
- D) Purchaser has certified in writing to the Parish's Special Counsel that the number of days required by LSA-R.S. 47:2206 has elapsed since the above required notice was made or attempted and that the property has not been redeemed by the payment of the taxes owed.
- E) Purchaser has paid the consideration in cash to the Parish and the cash sale attached has been approved by the Parish's Special Counsel.

Section 3. If purchaser should fail to complete the requirements of Section 2 A) and B) within one hundred twenty (120) days of the adoption of this ordinance, the Parish President is authorized to execute an act of cash sale in which the Parish of Livingston conveys the above described property to anyone who shall complete the requirements of Section 2. If all of the requirements of Section 2 are not completed within one year from the date this ordinance is adopted, the Parish President's authority to execute an act of cash sale for this property shall cease and any and all rights of the purchaser to this property shall terminate.

Section 4. This act of sale shall be without any warranty or recourse whatsoever (including warranty of title), even for the return or any reduction of the purchase price, but with subrogation to all rights and actions of warranty Parish of Livingston may have, and such sale shall contain such warranty limitations and other provisions as are required by the Parish's Special Counsel. The Parish of Livingston shall reserve all oil, gas and other mineral rights in and to the property to be conveyed, but shall convey the surface rights of the said property.