

NOTICE OF STATE LAND SALE

SALE NO. 7760

STATE OF LOUISIANA
DIVISION OF ADMINISTRATION
STATE LAND OFFICE
P.O.BOX 44124, CAPITOL STATION
BATON ROUGE, LOUISIANA 70804
[HTTPS://WWW.DOA.LA.GOV/DOA/OSL/MORE-INFO/](https://www.doa.la.gov/DOA/OSL/MORE-INFO/)

Pursuant to the authority granted by R.S. 47:2196(E), by virtue of and in conformity with the provisions of R.S. 41:131-136, oral bids will be accepted on the 6th day of November, 2024, at eleven o'clock A.M., for the purchase of the following described property in St. Tammany Parish, Louisiana, to-wit:

A certain tract of land in Townhsip 8 South Range 14 East Section 3; See Exhibit "A" for full legal description

Adjudicated to the State in the name of Maillice Rev. Leon for unpaid 1914 taxes.

All bidding will take place at the St Tammany Parish Justice Center in the misdemeanor courtroom, in Covington, Louisiana. The property will be sold to the last and highest bidder, who shall remit, by certified check, cashier's check or bank money order, the full purchase price within four (4) hours after the sale.

MINIMUM BID: Sixty Eight Thousand For Hundred Thirty For Dollars (\$68,434)

THIS SALE IS MADE WITHOUT WARRANTY OF TITLE.

ALL MINERALS RESERVED TO THE STATE IN ACCORDANCE WITH ARTICLE IX, SECTION 4 OF THE CONSTITUTION OF 1974.

THE RIGHT TO REJECT ANY AND ALL BIDS IS RESERVED.

PUBLISHED:

The Advocate & St. Tammany Farmer
10/2, 10/9, 10/16, 10/23/2024

Indorsed

**SALES OF PROPERTY TO THE
STATE FOR TAXES**

1914

ST. TAMMANY Parish

Date of Sales 6-26-15

Date filed in State Land Office 8-9-15

Date Recorded 7-20-15

COB. 65 Folio 203

Page _____

*Cabinet 18
Drawer 3
1.00553*

Filed in State Land Office
Aug. 9-1915

STATE OF LOUISIANA

PARISH OF St. Tammany

BE IT KNOWN AND REMEMBERED, That I, J. E. Brewster
Scrip and *ex officio* Tax Collector of the Parish of St. Tammany
State of Louisiana, in the name of the State, and by virtue of the power and authority in me vested by the
Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Act No. 170, ap-
proved July 14, 1898, as amended and re-enacted by Act 315, approved July 7, 1910; that having published,
mailed or delivered the notices as required by Sections 50, 51 and 52 of Act 170 of 1898, and having strictly
complied with each and every requirement of said Act prescribed in the premises relating to delinquent taxes
and taxpayers, and to seizure, advertisement and sale of property thereof in full, as well as all amendatory
laws, I did, in the maner directed in Section 53 of Act No. 170 of 1898, as amended and re-enacted by Sec. 1 of
Act No. 315 of 1910, advertise in the St. Tammany Farmer a newspaper published
in the town of Covington, La. in the Parish of St. Tammany
to be sold for State, District Levee and Parish Taxes, with interests and costs, at the principal front door of
the Courthouse of this Parish at Covington, La.
on Saturday, June 26th A. D. 1915 beginning at 11 o'clock a. m., giving notice
to all parties in interest, and that said advertisement appeared in the issues of said newspaper from the 22nd
day of May 1915 to the 26th day of June, 1915, and in said list as
advertised the following described lands, appeared in the name of the following parties that was not sold after
offering it at public auction at the principal door of the Courthouse, at Covington, La.
in said Parish of St. Tammany on said 26th day of June
1915, and there being no purchaser to said property, and after complying with the requirements of the law
and having offered said properties in the manner required by Section 53 of Act No. 170 of 1898, as amended and
re enacted by Sec. 1 of Act No. 315 of 1910, for sale as above set forth, the following described lands in the
Parish of St. Tammany remained unsold, there being no bidders therefor; said
properties being assessed to the following named persons as per assessment rolls on file in my office, and are
described as follows:

State of Louisiana

PARISH OF *St Tammany*

PROPERTY ADJUDICATED TO THE STATE

FOR UNPAID TAXES 1914

When Sold *June 26th 1915*

When Recorded

Filed in State Land Office,

....., 1

STATE OF LOUISIANA }
PARISH OF ST. TAMMANY. } Clerk's Office

I certify that this instrument was filed
for record *July 15* 191*5*

Recorded *July 20* 191*5*
at *St. Tammany*

in *Codw* Book *65*

page *203* of the judicial records.

A. L. Green

Clerk of Court & Ex-Officio Receiver

AMENDED PROCES VERBAL OF TAX SALE

BE IT KNOWN that on this 3rd day of June, 2024 before me, the Clerk of Court for the Parish of ST. TAMMANY, State of Louisiana, and in the presence of the two undersigned competent witnesses, personally came and appeared the undersigned parish officials who declared that on the 26TH day of JUNE, 1915 the Sheriff sold to the State of Louisiana, at public sale the following described property to wit:

1 Lot 100 X 722 feet in Sec. 38. 8/14 Ninth Ward

in the name of Maillice Rev. Leon for the unpaid taxes for tax year 1914, under an assessment value of \$50.00, said adjudication to the State being recorded in COB 65 Folio 203 of the official records of this Parish and State.

This tax sale and deed to the State of Louisiana, and the Proces Verbal thereof, are hereby **AMENDED AND CORRECTED** to read as follows:

A certain lot or parcel of land situated lying and being in the Parish of St. Tammany State of Louisiana and more particularly described as follows to-wit: Commencing at the Southwest corner of the North-east quarter of the North-east quarter of section Three(3) Township Eight (8) South Range Fourteen (14) East St. Helena Meridian of Louisiana thence east along the Section line seven hundred and Twenty-two (722) feet thence North on a parallel line to section lines Three hundred and eighty feet (380) feet to a pine stake the place of commencement thence continuing along the same line one hundred and eighty (180) feet to an iron stob thence west on a parallel to the section lines seven hundred and twenty-two (722) feet to a pine stake thence South on a line parallel to section lines one hundred and eighty (180) feet to a pine stake thence east on a parallel line to section lines Seven hundred and twenty-two (722) feet to the place of commencement being the same property which Charles Post acquired by purchase from Mrs Louise Copping Randeret of lawful age widow of Francois Randeret as per deed in conveyance book 45 folio 127-128 of the official records of the parish of St. Tammany.

adjudicated to the State for unpaid taxes for tax year 1914, in the name of Maillice Rev. Leon who acquired this property by a deed recorded in COB 61 Folio 189 of the official records of this Parish and State, and the above tax debtor is one and the same person.

This correction is made for the purpose of conveying to the State of Louisiana a complete title to said property, the same as though said corrected name and description were included in the original tax deed transferring the property to the State of Louisiana.

THUS DONE AND SIGNED in Covington, Louisiana on the 3rd day of JUNE, 2024 in the presence of the undersigned competent witnesses and parish officials.

WITNESSES:

Jeanine Zenon
Printed Name: Jeanine Zenon

Mace M. Ceramby
Printed Name: Mace M. Ceramby

SHERIFF/TAX COLLECTOR
Randy Smith
Printed Name: Randy Smith

ASSESSOR
Louis Fitemeris
Printed Name: Louis Fitemeris

CLERK OF COURT
Melissa R. Henry
Printed Name: Melissa R. Henry

Now, therefore, having complied with all the formalities prescribed by law and the above described lands failing to sell, not receiving a bid therefor, equal to the amount of taxes, interest and costs due thereon, I, J. E. Brewster, Sheriff and *ex officio* Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and in accordance with Section 53 of Act 170 of 1898, as amended and re-enacted by Sec. 1 of Act 315 of 1910, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the State of Louisiana. And now in pursuance of said adjudication, and by virtue of the provisions of laws for such cases provided, I, J. E. Brewster, Sheriff and *ex officio* Tax Collector, do, by these presents grant, bargain, sell, assign, set over and deliver unto the said State of Louisiana the property hereinbefore described with all improvements thereon, etc.; provided, that the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of one year from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with twenty per cent and all costs added.

IN WITNESS WHEREOF, I have hereunto signed my name at Covington, La.
Parish of St. Tammany this 5th day of July
in the year of our Lord one thousand nine hundred and fifteen
in the presence of Walter Galatas and
W. Zinser, competent witnesses, who also sign hereunto with me.

J. E. Brewster
Sheriff and *ex officio* Tax Collector,
Parish of St. Tammany, La.

WITNESSES:
Walter Galatas
W. Zinser

Recorded, Parish of St. Tammany this 20 day
of July, 1915, in Book 65 of Conveyance, No. 207, Folio 46 et seq.

W. B. Glass
Clerk and *ex officio* Recorder

DEPARTMENT OF PLANNING
APPROVED

BY Ron Kille DATE 08/16/2016

APPROVED:

Debra K. Kille
CLERK OF COURT
DATE FILED 9-22-2016 FILE NO. 5570C
TOTAL AREA: 194,147 SQ. FT. OR 4.457 ACRES

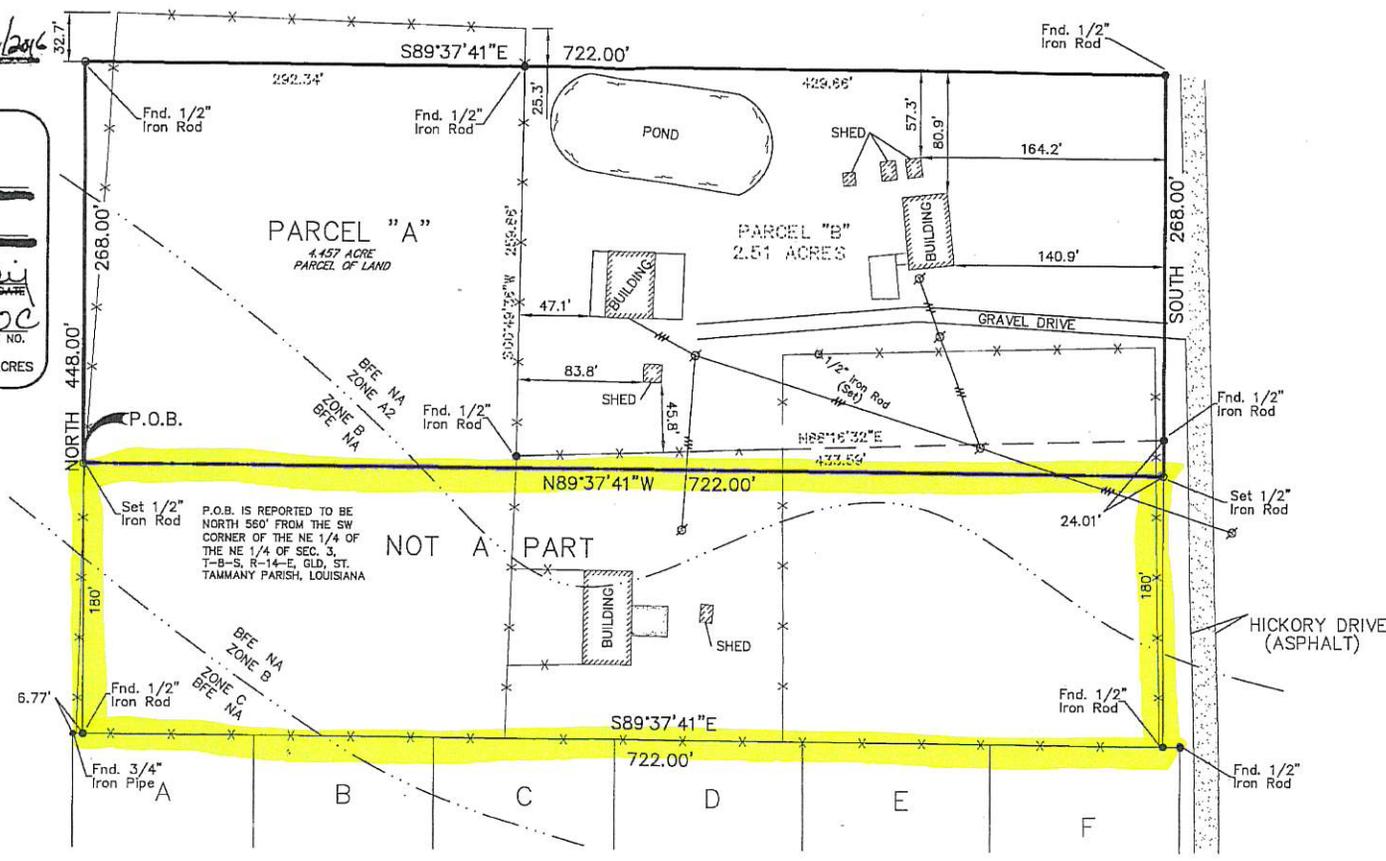
Legal Description Parcel A:

A certain parcel of land, lying and situated in Section 3, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the southwest corner of the Northeast Quarter of the Northeast Quarter of Section 3, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North a distance of 560.00 feet to a 1/2" Iron rod set and the Point of Beginning.

From the Point of Beginning run North a distance of 268.00 feet to a 1/2" Iron rod found; Thence run South 89 Degrees 37 Minutes 41 Seconds East a distance of 722.00 feet to a 1/2" Iron rod found on the westerly right of way line of Hickory Drive; Thence run along said westerly right of way line of Hickory Drive South a distance of 268.00 feet to a 1/2" Iron rod set; Thence leaving said westerly right of way line of Hickory Drive run North 89 Degrees 37 Minutes 41 Seconds West a distance of 722.00 feet and back to the Point of Beginning.

Said Parcel A contains 4.457 acres of land more or less, lying and situated in Section 3, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.



SCALE:	1" = 80'
DATE:	8/8/16
DRAWN BY:	JCR
CHECKED BY:	JDL
DWG. NO.:	20160515
SHEET	1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0300C
DATE: 10/17/1989
ZONE: A2, B, & C
B.F.E. = 30'

* Verify prior to construction with local governing body.

A LOT LINE ADJUSTMENT ON PARCEL "A", SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.

GUDIS, ROBERT AND CLARK, VIRGINIA

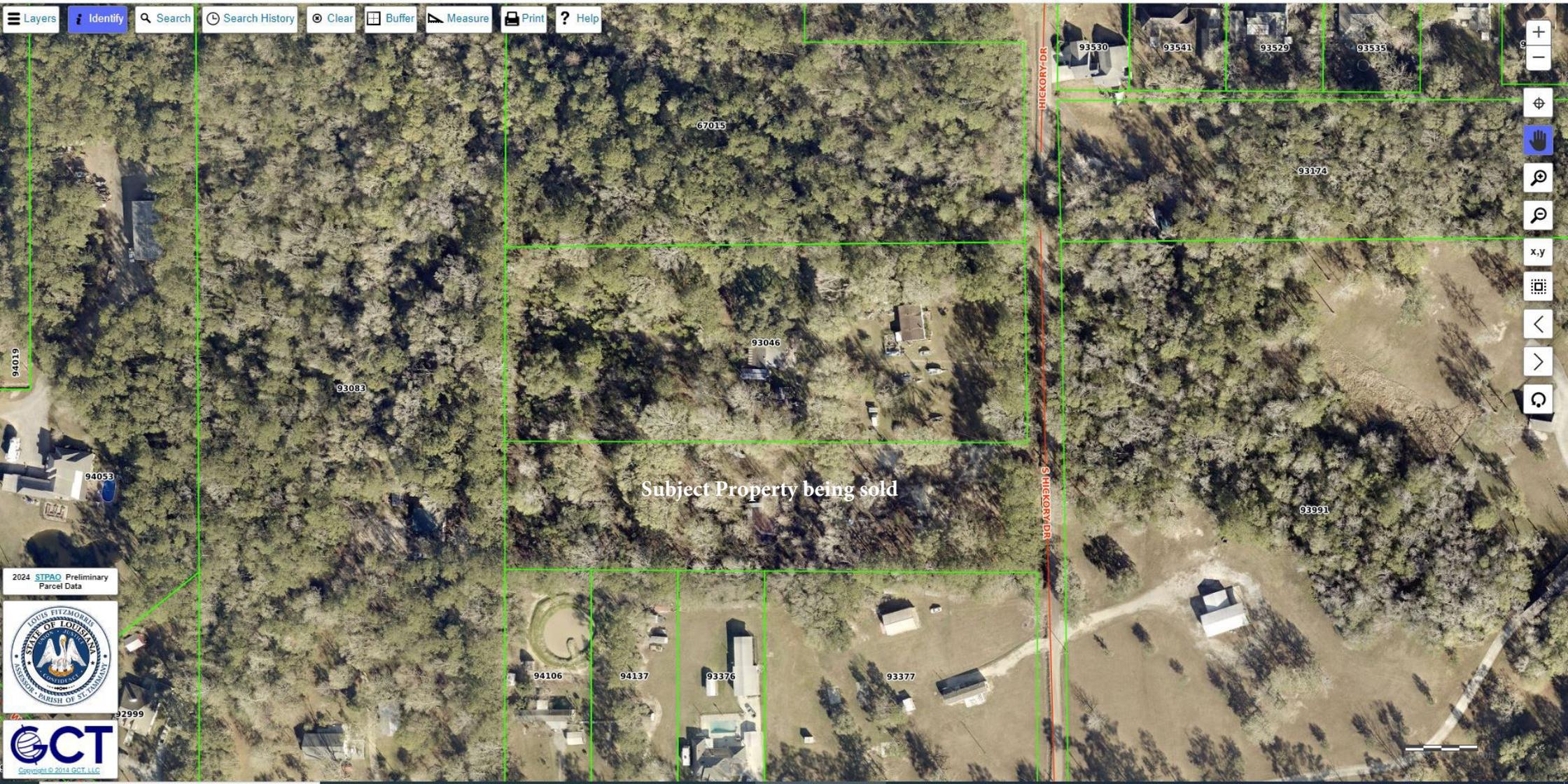
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

STATE OF LOUISIANA
SEAN M. BURKES
REG. NO. 3785
REGISTERED
SEAN M. BURKES
LA REG. NO. 4785

M:\SURVEYING\2016\BOUNDARY SURVEY\JOB-IRAN SEC. 3\20160515_3-8-14_CLRK.VXD



Subject Property being sold

67015

93046

93083

93174

93530

93541

93529

93535

94053

93991

94106

94137

93376

93377

92999

2024 STPAO Preliminary Parcel Data

