ULM hosts annual camp

The University of Louisiana-Monroe's TRIO Programs Student Support Services (TRIO-SSS) hosted its seventh annual WINGS College Transition Camp from Aug. 10 to Aug. 12.

This three-day program is held before the fall semester for TRIO-SSS program participants to become familiar with campus resources and college life. TRIO-SSS is one of the eight TRIO programs fully-funded by the U.S. Department of Education to assist first-generation, income-eligible students to remain in good academic standing and graduate from

college.

"The transition from high school to college is challenging for all new students," said Mystee Burrell, co-associate director of TRIO programs. "The WINGS College Transition Camp prepares students for the rigors of the college experience and serves as a first step in building a successful and meaningful first-year experience."

The camp gave students individualized guidance and support, peer-mentoring activities, financial aid assistance and a supportive community.

This year, 12 students participated in numerous workshops and activities designed to address their academic, career, financial and social needs. Students discussed strategies for succeeding in math and biology, helpful tips for choosing a career and study skills.

Participants visited the Louisiana Purchase Gardens and Zoo for a STEM activity. TRIO-SSS also facilitated a session for participants' parents and family members to learn about the program and tips on supporting students throughout college.



THE UNIVERSITY of Louisiana-Monroe hosted its seventh annual WINGS College Transition Camp to help participants learn about college life and campus resources. (Courtesy photo)

SPAT: Police Jury considers base salary raise for OPFD

From Page 1A

ing with the union was recorded.

"That is wiretapping, and it's illegal," Smiley said. "You can't record a conversation without both parties knowing. And then to have people get on Facebook and send me messages that they hope my house burns down is distasteful. There's been a lot of that."

According to Dylan Mc-Guffee, OPFD captain and member of the union, the meeting with Smiley was not recorded.

"We didn't record that meeting," McGuffee said. "We just reported to our guys what was said in that meeting."

The purpose of the meeting was to discuss the OPFD union's request for some \$2.5 million in hazard pay, compensating firefighters for their past work during the COVID-19 pandemic. If approved, the Police Jury would cover the additional personnel cost through its American Rescue Plan Act, or ARPA, funds.

The fire department's union initiated discussions about hazard pay with police jurors in April. According to McGuffee, an OPFD union subcommittee met individually with most of the police jurors before the proposal was presented to the Police Jury at its meeting on July 5. McGuffee claimed Smiley was reluctant to return the subcommittee's calls. According to Smiley, he received a text message May 26 about meeting with the subcommittee and responded that he would meet with base salary raise. He said the

them. After that, the two "played some phone tag" and "may have spoken once," according to Smiley.

No decisions were made at the Police Jury's July 5 meeting. Police jurors Smiley, Jack Clampit and Larry Bratton met with the OPFD union last week to further discuss firefighters' compensation.

McGuffee said Smiley did not want to talk about hazard pay at the meeting.

"It was kind of dumbfounding how the meeting went," McGuffee said. "Smiley said he was only interested in talking about a base raise. Not one time did we ever get a chance to make our proposal."

According to Smiley, police jurors did not bring up a OPFD union asked for the salary hike because of issues with retention.

The OPFD had lost 11 employees in the past 15 months, all of whom have been with the fire department for less than 15 years, according to McGuffee.

"We're losing guys at an alarming rate," McGuffee said.

McGuffee claimed Smiley told the subcommittee there was no chance of receiving hazard pay for working through the pandemic.

"As far as we're concerned, we're not expecting anything, and to be honest we're OK with that," McGuffee said. "We knew there was a strong possibility that it would get shot down. But to not even negotiate in good faith and then to downright Bratton said. "We feel like ary raise.

insult our guys, that was just really uncalled for."

Smiley said the Policy Jury had received many requests for hazard pay but had not awarded hazard pay to anybody. He also said the OPFD previously received some \$2.5 million in CARES Act funds.

"That money could have been used to pay their employees hazard pay," Smiley said. "But that money went into their general fund. Other people got CARES Act funding and they paid their employees with it."

According to Bratton, police jurors told the OPFD union that a base salary raise would be much more beneficial and easier to arrange than hazard pay.

"It's all about long term,"

it's more important for us to increase their base salaries so that we can make the Ouachita Parish Fire Department a place that makes a great living wage but that is also able to recruit and maintain people."

Smiley said it was not his intention to upset anybody or create a divide between the Police Jury and OPFD.

"I answer to 27,000 people and we represent 160,000 people," Smiley said. "The Police Jury is just trying to make good sound decisions with ARPA funding that will benefit the majority of people in the parish."

According to Bratton, the Police Jury planned to continue negotiating with the OPFD union to reach an agreement about a base sal-

PUBLIC NOTICES — Ouachita Parish

PUBLIC NOTICE

Anyone knowing the whereabouts of Quanique Bolden with a last known address of 908 South 8th Street,

Monroe, LA 71202, please contact L. Scott Patton, Attorney at Law, 506 content at retail in West Monroe, Ouachita Parish, at the following ad-N. 31st Street, Suite 3, Monroe, LA 71201, (318) 388-4935.

NOTICE

We are applying to the Office of Alcohol and Tobacco Control of the State of Louisiana for a permit to sell beverages of high and low alcoholic dress: 704 Thomas Road, West Monroe, LA 71292.

Road, Calhoun, LA 71225.

Race: White Sex: Male DOB: 8/23/1977

9/1, 9/8

NOTICE

Lost Promissory note: Anyone knowing the whereabouts or having possession of one (1) certain promissory note executed by Keith S. Clacks; dated 02/25/2013, in the principal sum of \$147,959.00; please contact Dean Morris, L.L.C., Attorneys at Law, 1505 North 19th Street, P.O. Box 2867, Monroe, Louisiana 71207-2867, Telephone No. (318) 388-1440.

9/1

NOTICE

Anyone knowing the whereabouts of a certain Promissory Note payable to CAPITAL ONE, NATIONAL ASSOCIATION, executed by LEROY POLK, and dated August 24, 2011, from dated until paid, and providing reasonable attorney fees, and all charges associated with the collection of same. Please contact Herschel C. Adcock, Jr., Attorney at Law, at P.O. Box 87379, Baton Rouge, LA 70879-8379, (225) 756-0373.

8/25,9/1,9/8

NOTICE OF AVAILABILITY OF PROPOSED 2023 BUDGET AND PUBLIC HEARING

In accordance with Louisiana law and pursuant to its contractual obligations, notice is hereby given by the Living Well Foundation, domiciled in West Monroe, State of Louisiana, that its proposed budget for the year January 1, 2023, to December 31, 2023, was duly introduced at its regular meeting held on August 4, 2022, and will be considered for adoption at its regular meeting to be held at 7:30 a.m. on Thursday, October 6, 2022, at the WMWO Chamber of Commerce, 112 Professional Drive, West Monroe, LA.

The proposed budget of the Living Well Foundation is available for public inspection at the Living Well Foundation office, 3711 Cypress Street, Suite 2, West Monroe, LA 71291. Any comments concerning or in opposition to the proposed budget must be in writing and filed with the President/CEO at 3711 Cypress Street, Suite 2, West Monroe, LA, 71291, within 10 days of the first publication of this notice. Comments will be heard and a public hearing on any opposition will be conducted at the date, time, and place of that stated meeting prior to the consideration of the adoption of that proposed budget. Questions may be directed to the Living Well Foundation, President/CEO, at 318-396-5066.

8/18,8/25,9/1

BID NOTICE

Sealed bids will be received by the Child Nutrition Director, Ouachita Parish School Board, 920 Thomas Road, West Monroe, LA 71292, or P.O. Box 2957, West Monroe, LA 71294 until 1:00 P.M. C.S.T. Monday, September 19, 2022. Beginning at 1:15 P.M. bids will be will be publicly opened and read aloud for:

FS#7-23 Disposable Cutlery and Dispensers

Bid information can be obtained from Ouachita Parish System, Child Nutrition Program Director, Jo Lynne Correro, 920 Thomas Road, West Monroe, LA 71292, phone 318-398-1990. Award shall be made to the lowest responsive bidder. The OPSB Child Nutrition Services reserves the right to reject any and/or all bids as prescribed by Statute.

Ouachita Parish School Board is an equal opportunity provider and employer.

Bidders also have the option to submit bids electronically. To submit a bid electronically, bidders must register at Central Bidding by visiting either https://www.centralbidding.com or https://www.centralauctionhouse.com . For technical questions relating to the electronic bidding process for Central Bidding call Support 833.412.5717. Fees to submit electronically may apply. Payments of fees are the responsibility of the bidder. Submission of an electronic bid requires an electronic bid bond and a digital signature.

OUACHITA PARISH SCHOOL BOARD Jerry Hicks, President ATTEST: Don Coker, Ed. D, Secretary 9/1,9/8

WhiteCo Investment & Management Company LLC Doing Business As: Chance Video Bingo II Ned White, Managing Member 9/1

NOTICE

We are applying to the Office of Alcohol and Tobacco Control of the State of Louisiana for a permit to sell beverages of high and low alcoholic content at retail in West Monroe, Ouachita Parish, at the following address: 5076 Cypress St., West Monroe, LA 71291.

WhiteCo Investment & Management Company LLC Doing Business As: Chance Video Bingo III Ned White, Managing Member 9/1

NOTICE

We are applying to the Office of Alcohol and Tobacco Control of the State of Louisiana for a permit to sell beverages of high and low alcoholic content at retail in Monroe, Ouachita Parish, at the following address: 2538 River Lndg., Monroe, LA 71201.

Jay Pappas LLC Doing Business As: Jay Pappa's Jonathan Perry, Owner 9/1

NOTICE

We are applying to the Office of Alcohol and Tobacco Control of the State of Louisiana for a permit to sell beverages of "Bring Your Own Beverage" content at retail in West Monroe, Ouachita Parish, at the following address: 149 Wallace Dean Road, West Monroe, LA 71291.

Ray Anding Construction Inc. Doing Business As: La Raie Ray Anding, President

NOTICE

9/1

I, Bryan Allen Harris, have been convicted of 14:80 Carnal Knowledge of a Juvenile on Sept. 16, 2002. My address is 1260 S. Washington St., Bastrop, LA 71220.



Race: White Sex: Male DOB: 10/22/1983 Height: 6'3" Weight: 283 Hair Color: Strawberry Eye Color: Green

Morehouse Parish, Louisiana

NOTICE

I, Fuqua Owens, have been convicted of 14:81 Indecent Behavior with Juveniles on Sept. 22, 2020. My address is 5876 Layton Ave., Bastrop, LA 71220.



Race: Black Sex: Male DOB: 3/14/1995 Height: 6'1" Weight: 144 Hair Color: Black Eye Color: Brown

Morehouse Parish, Louisiana

NOTICE

I, Ronald Gene Underwood Jr., have been convicted of 14:80 Carnal Knowledge of a Juvenile on April 28, 2008. My address is 1748 Brownlee Height: 6'1" Weight: 170 Hair Color: Brown Eye Color: Green

Ouachita Parish, Louisiana

NOTICE

I, Charles Ray Crawford, have been convicted of 18 USC 2252(A) Possession of Child Pornography. My address is 1909 Bailey St., West Monroe,



Race: White Sex: Male DOB: 1/1/1955 Height: 5'9" Weight: 185 Hair Color: Gray Eye Color: Blue

LA 71292.

Ouachita Parish, Louisiana

I, Keith Lamar Meeks, have been convicted of 97-3-95 Sexual Battery, on



Race: Black Sex: Male DOB: 8/7/1970 Height: 6'4" Weight: 219 Hair Color: Black

Ouachita Parish, Louisiana

NOTICE

I, Leray Williams Hebert, have been convicted of 14:43.1 Sexual Battery (Attempted) on Feb. 18, 1997, and 14:81 Indecent Behavior with Juveniles on Jan. 31, 1991. My address is 1233 Avanti Ln, Lot 2, West Monroe, LA 71292.



Race: White Sex: Male DOB: 11/2/1970 Height: 5'7" Weight: 151 Hair Color: Brown Eye Color: Unknown

Ouachita Parish, Louisiana

NOTICE

I, Johnnie Nathaniel Henderson, have been convicted of 14:81 Indecent

Behavior with Juveniles, on June 19, 2012. My address is 115 Martinez Dr, Apt. 5, Monroe, LA 71203.

Race: Black Sex: Male DOB: 12/12/1987 Height: 6'1" Weight: 200 Hair Color: Black Eve Color: Brown

Ouachita Parish, Louisiana

NOTICE

Nov. 29, 1994. My address is 4300 Lee Ave., Monroe,



Eye Color: Brown

www.ouachitacitizen.com

PUBLIC NOTICES — Ouachita Parish

SHERIFF'S SALE

GATEWAY MORTGAGE GROUP, LLC VS.NO. 2018-1462 TRAVA LOIS RAINWATER STATE OF LOUISIANA PAPICH OF OUISCHITA

PARISH OF OUACHITA FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, September 07, 2022, beginning at 10:00 A.M., the following described property, to wit:

A CERTAIN LOT OR PARCEL OF GROUND IN LOT 5 OF BLOCK 5 OF RIVERSIDE REALTY CO.'S SUBDIVISION IN SECTIONS 66 AND 67, TOWNSHIP 18 NORTH, RANGE 3 EAST, OUACHITA PARISH, LOUISIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF HARN STREET 274' EAST OF THE INTERSECTION OF SAID NORTH LINE OF HARN STREET WITH THE EAST LINE OF POPE STREET; THENCE EASTERLY ALONG THE NORTH LINE OF HARN STREET A DISTANCE OF 93 FEET; THENCE NORTHERLY PARALLEL TO POPE STREET A DISTANCE OF 157.54'; THENCE WESTERLY PARAL-LEL TO HARN STREET, A DISTANCE OF 93'; THENCE SOUTHERLY PARALLEL TO POPE STREET, A DISTANCE OF

157.54' TO THE POINT OF BEGINNING. MUNICIPAL ADDRESS; 410 HARN STREET, MONROE, LOUISIANA 71201.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF

Ouachita Parish Monroe, LA

August 04, 2022 & September 01, 2022

SHERIFF'S SALE

REGIONS BANK D/B/A REGIONS

MORTGAGE

VS.NO. 2022-1452

THE OPENED SUCCESSION OF ALBERT LEMUEL VERNON, (A/K/A ALBERT VERNON) AND THE OPENED SUCCESSION OF LORINE JEANNETTE ERSKINE VERNON, (A/K/A LORINE JEAN-NETTE ERSKINE, LORINE JEANNETTE VERNON) AND BRENDA L. STEVENS AND HOLLY D. VERNON AND CHRISTY A. BATAILLE AND LARRY M. BROWN AND ANDREW

W. BROWN AND GLENN E. BROWN, (A/K/A GLEN BROWN) STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, September 07, 2022, beginning at 10:00 A.M., the following described property, to wit:

LOT 81, UNIT 1, VALLEY HILLS SUBDIVISION, AS PER PLAT RE-CORDED IN PLAT BOOK 15, PAGE 48, RECORDS OF OUACHITA PARISH, LOUISIANA. WHICH HAS THE ADDRESS OF 106 VALLEY HILL DRIVE, WEST MONROE, LA 71291.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for

the full amount bid. JAY RUSSELL, SHERIFF

Ouachita Parish Monroe, LA

August 04, 2022 & September 01, 2022

SHERIFF'S SALE PENNYMAC LOAN SERVICES LLC VS.NO. 2020-1372 RONNIE MEREDITH AKA, RONNIE GLEN MEREDITH STATE OF LOUISIANA PARISH OF OUACHITA FOURTH DISTRICT COURT By virtue of a WRIT OF FIERI FACIAS issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit: LOT 7, BETHEL HEIGHTS SUBDIVISION, AS PER PLAT THEREOF ON FILE AND OF RECORD IN PLAT BOOK 24, PAGE 109, RECORDS OF OUACHITA PARISH, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.

legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit:

LOT 3 OF DOPSON SUBDIVISION IN THE NORTHEAST QUAR-TER OF THE NORTHWEST QUARTER (NE ONE QUARTER OF NW ONE QUARTER), SECTION 28, TOWNSHIP 18 NORTH, RANGE 3 EAST, CITY OF WEST MONROE, OUACHITA

PARISH, LOUISIANA; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF

Ouachita Parish Monroe, LA September 01, 2022 & September 29, 2022

SHERIFF'S SALE

LAKEVIEW LOAN SERVICING, LLC VS.NO. 2022-0566

THE UNOPENED SUCCESSION OF CLYDE REGGIE HINTON AKA CLYDE REGGIE HINTON AKA CLYDE R HINTON AKA CLYDE HIN-TON AND JO ANN CAMPBELL HINTON AKA JO ANN C HINTON AKA JO ANN HINTON

STATE OF LOUISIANA PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit:

LOT 38 OF BLOCK 2 OF BAYOU SHORES SUBDIVISION SITU-ATED IN THE NORTHWEST (NW) PORTION OF LOT 12 OF SWEN-SON'S SUBDIVISION OF KILLODEN PLANTATION IN SECTIONS 14, 23 AND 81, TOWNSHIP 18 NORTH, RANGE 4 EAST, OUACHITA PARISH, LOUISIANA, AS PER PLAT IN PLAT BOOK 9, PAGE 25, RE-CORDS OF OUACHITA PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON AND ALL RIGHTS, WAYS, PRIVILEGES AND APPURTENANCES THERE-UNTO APPERTAINING.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITHOUT benefit of appraisement to the last and highest bidder.

Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA September 01, 2022 & September 29, 2022

SHERIFF'S SALE PNC BANK, NATIONAL ASSOCIATION VS.NO. 2022-0885 CASEY JONATHAN READ STATE OF LOUISIANA PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit:

LOT TWO (2), OF GOLDING HILLS SUBDIVISION, LOCATED IN THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS PER PLAT FILED IN THE PLAT BOOK 15, PAGE 42, PUB-LIC RECORDS OF OUACHITA PARISH, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTAND-ING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY. Seized as the property of the defendant(s) and will be sold to satisfy said

WRIT OF SEIZURE AND SALE and all costs. Said sale is WITH benefit of appraisement to the last and highest bidder. D. PAYNE A/K/A KEITH PAYNE

STATE OF LOUISIANA

- PARISH OF OUACHITA
- FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit:

LOT TWENTY-SIX (26) OF BLOCK EIGHTY-NINE (89) OF BOOKER T. WASHINGTON ADDITION TO OUACHITA PARISH, LOUISIANA, AND BEING THE SAME PROPERTY ACQUIRED IN CONVEYANCE BOOK 876, PAGE 189 OF THE RECORDS OF CLERK OF COURT OF OUACHITA PARISH, LOUISIANA.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF

Ouachita Parish Monroe, LA

September 01, 2022 & September 29, 2022

NOTICE TO BIDDERS

SEALED BIDS will be received by the Ouachita Parish Police Jury in the Courthouse Building, 301 South Grand Street, 2nd Floor, Suite 201, Monroe, Louisiana 71201, on or before two (2:00) PM, Tuesday, September 27, 2022, and that the same will be opened, read aloud and tabulated in the office of the Ouachita Parish Police Jury at two (2:00) o'clock PM, Tuesday, September 27, 2022, and submitted to the Ouachita Parish Police Jury at a scheduled meeting for the purpose of furnishing the following: Housing Building For

Ouachita Parish Fire Department

Complete specifications on the above bid are on file with and may be obtained from, Lushonnoh Matthews, Purchasing Manager, Ouachita Parish Police Jury, Purchasing Department, 301 South Grand Street-Basement Floor, Monroe, Louisiana 71201. Bidders must note on the sealed envelope containing the proposal: "SEALED BID" and the APPROPRIATE BID NUMBER.

THE OUACHITA PARISH POLICE JURY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

Electronic bids can be submitted at https://www.bidsync.com prior to bid closing time. There is a yearly registration fee for the use of their service.

9/1,9/8,9/15

PUBLIC NOTICE

NOTICE is hereby given that the Planning Commission of the City of West Monroe will meet in legal session on Monday, September 19, 2022, at 5:00 p.m. in the Council Chambers at West Monroe City Hall, 2305 North 7th Street, West Monroe, Louisiana, to review the following:

REV-22-50000001 by Taz Washington & Equity Trust Company Custodian F/B/O Winford C Brown IRA for 708 South 6th Street (Parcel: R120299 & R37774) Requesting: Revocation of Alley located in Square 41 of TE Flournoy's 2nd Addition between South 6th Street and South 7th Street.

REV-22-50000002 by City of West Monroe for Park Street Requesting: Revocation to permanently revoke the dedication of that portion of Park Street between its intersection with the west line of North 2nd Street and the east line of North 3rd Street (See Ordinance **#** 3498 September 2005). RESUB-22-55000005 by KMK Properties LLC for 205 Mane Street (Parcel: R107573). Requesting: Kenny Scott's Resubdivision of Lot 8 of the Resubdivision of Lots 4,5,7&8 of West Monroe Commercial Park Subdivision & and a portion of Lot 9 of the revised plat of the Resubdivision of Lots 9,10,13,16&19 of West Monroe Commercial Park Subdivision situated in Sections 29, 32&33 T18N R3E per Sec. 12-2001.

ANNX-22-60000002 by Chambless Enterprises LLC for 621 Mane St (Parcel: R137535) Requesting: Annexation into West Monroe City Limits per Sec. 12-2003. TABLED at the August 15, 2022, Planning Commission Meeting.

RESUB-22-55000004 by Chambless Enterprises LLC for 621 Mane St (Parcel: R137535) Requesting: Re-Subdivision for Carter's Nest Subdivision per Sec. 12-2001. TABLED at the August 15, 2022, Planning Commission Meeting.

ZC-22-45000008 by Chambless Enterprises LLC for 621 Mane St (Parcel: R137535) Requesting: Zone Change from B-3 & OL (General Business & Open Land) Districts to R-2 (Multi-family Residential) District per Sec.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF FIERI FACIAS and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA September 01, 2022 & September 29, 2022

SHERIFF'S SALE

PROGRESSIVE BANK

VS.NO. 2021-1763

WEIL CLEANERS INC, SLW VENTURES, LLC, DAVID D. WEIL, KIMBERLY S WEIL

STATE OF LOUISIANA

PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF FIERI FACIAS issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit:

WEIL CLEANERS INC AND SLW VENTURES LLC IN SOLIDO AND ESPECIALLY

• S17-T17-R1-SE4 OF SW4 AND S2 OF SE4 AND S20-T1-R1-NE4 AND N2 OF SE4, APPROXIMATELY 306 ACRES, BEARING PARCEL NO. 42363

• S20-T17-R-1- NE4 OF NE4- APPROXIMATELY 2.0 ACRES, BEAR-ING PARCEL NO.

42369

• S17-T-17-R1-SW4 OF SW4 AND S20-T17-R1-N2 OF NW4- APPROX-IMATELY 120 ACRES, BEARING PARCEL NO. 42370

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF FIERI FACIAS and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA September 01, 2022 & September 29, 2022

SHERIFF'S SALE

LAKEVIEW LOAN SERVICING, LLC VS.NO. 2021-2610

RICKY D EVANS AND MOLLY L EVANS AKA MOLLY LEAH RAW-LS EVANS

STATE OF LOUISIANA PARISH OF OUACHITA

FOURTH DISTRICT COURT

By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid. JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA September 01, 2022 & September 29, 2022

SHERIFF'S SALE

LOUISIANA NATIONAL BANK F/K/A FIRST NATIONAL BANK VS.NO. 2022-1484 JASON A. THOMAS D/B/A THIRD FLOOR PROPERTIES, LLC STATE OF LOUISIANA PARISH OF OUACHITA FOURTH DISTRICT COURT By virtue of a WRIT OF SEIZURE AND SALE issued from the Honorable Fourth Judicial District Court in and for the Parish of Ouachita, State

of Louisiana, in the above entitled and numbered cause to me directed I have seized and taken into my possession and will offer for sale at the Ouachita Parish Courthouse in the City of Monroe, Louisiana, between the legal hours of sale on Wednesday, October 05, 2022, beginning at 10:00 A.M., the following described property, to wit:

EXHIBIT A: A CERTAIN LOT OF GROUND IN SQUARE 3 OF STE-VENS, HUBBARD & SPRINGER ADDITION TO MONROE, OUACHI-TA PARISH, LOUISIANA, SAID LOT BEGINNING ON THE WEST LINE OF NORTH SECOND STREET, 170 FEET NORTH OF THE IN-TERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF WASHINGTON STREET; THENCE RUNNING IN A NORTHERLY DI-RECTION ALONG THE WEST LINE OF NORTH SECOND STREET, A DISTANCE OF 50 FEET, THENCE MAKING A FORWARD ANGLE OF 90 DEGREES 53 MINUTES TO THE LEFT; MEASURE WESTER-LY A DISTANCE OF 151.96 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF NORTH SECOND STREET, A DISTANCE OF 48.05 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF WASHINGTON STREET, A DISTANCE OF 151.94 FEET, TO THE POINT OF BEGINNING. THE PROPERTY CONVEYED HEREIN HAS AS ITS ADDRESS 307 NORTH SECOND STREET, MONROE, LA 71201.

EXHIBIT B: A LOT OF GROUND IN BLOCK THREE (3), STEVENS, HUBBARD & SPRINGER ADDITION TO MONROE, LOUISIANA BEGINNING ON THE WEST SIDE OF NORTH SECOND STREET 172 FEET SOUTH OF THE INTERSECTION OF THE WEST LINE OF NORTH SECOND STREET WITH THE SOUTH LINE OF BREARD STREET; THENCE SOUTH 92 DEGREES 22.5 MINUTES WEST AT DISTANCE OF 152.26 FEET TO AN IRON PIN; THENCE SOUTH-ERLY ON A LINE PARALLEL TO THE WEST LINE OF NORTH SEC-OND STREET A DISTANCE OF 48.45 FEET; THENCE EASTERLY 151.96 FEET TO A POINT ON THE WEST LINE OF NORTH SEC-OND STREET 226.64 FEET SOUTH OF THE INTERSECTION OF THE SOUTH LINE OF BREARD STREET AND THE WEST LINE OF NORTH SECOND STREET; THENCE NORTHERLY ALONG THE WEST LINE OF NORTH SECOND STREET A DISTANCE OF 54.64 FEET TO THE POINT OF BEGINNING; AND BEING THE SAME PROPERTY AS SHOWN ON A PLAT FILED IN CONVEYANCE BOOK 750; PAGE 329, RECORDS OF OUACHITA PARISH, LOUISIANA.

Seized as the property of the defendant(s) and will be sold to satisfy said WRIT OF SEIZURE AND SALE and all costs.

Said sale is WITH benefit of appraisement to the last and highest bidder. Terms of sale: Cash or certified funds by 1:00 P.M. on the day of sale for the full amount bid.

JAY RUSSELL, SHERIFF Ouachita Parish Monroe, LA September 01, 2022 & September 29, 2022

SHERIFF'S SALE NATIONSTAR MORTGAGE LLC VS.NO. 2022-2412 THE UNOPENED SUCCESSION OF LUE ELLA PAYNE A/K/A LUE ELLA PAYNE A/K/A LUE E. PAYNE A/K/A LUE PAYNE AND KEITH 12-5013. Lot 1 of Carter's Nest Subdivision.

TABLED at the August 15, 2022, Planning Commission Meeting. ZC-22-45000009 by Chambless Enterprises LLC for 621 Mane St (Parcel: R137535) Requesting: Zone Change from B-3 & OL (General Business & Open Land) Districts to B-3 (General Business) District per Sec. 12-5016. Lot 2 of Carter's Nest Subdivision. TABLED at the August 15, 2022, Planning Commission Meeting.

RESUB-22-55000006 by Martin K. Bailey (applicant) and Michael Jason Garsee (property owner) for 600 Splane Drive (Parcel: R40790) Requesting: Re-Subdivision of Lot in Lot 5 Splane Place Addition for Residential Development per Sec. 12-2001.

Continuing General Discussion of Zoning Districts, Zoning Definitions and Zoning Code Uses (Uses by Right, Uses Requiring Planning Approval, Uses Requiring Planning Approval/Special Exception). Focusing on B-4 (Downtown Development) District and CB-4 (Central Downtown Development) District.

The public is invited to attend. 9/1,9/8,9/15

North Monroe Self Storage 3451 Bon Aire Drive Monroe, LA 71203 A CASH SALE AUCTION WILL BE HELD ON SATURDAY 09/17/2022 AT 8:30 A.M. AT THE ABOVE ADDRESS OF MOVEABLE PROPERTY IN VARIOUS MINI-WAREHOUSE UNITS AS FOLLOWS G-28 Vincent Terrence Anderson II – Mattress, Suitcase, TV & Misc. Boxes

H-30 Sandra Denise Bedford - Chair, Refrigerator, Cooler and Misc. Boxes

D-35 Ashli Buggs – Round Chair, Cabinets, Exercise Bike, DVD's and Misc. Bags

F-10 Saniah Nashea Parker - Mattress's and Misc. Boxes

D-30 Harvey V Pickel Jr – Table, Dresser with Mirror, Mattress, Misc. Bags and Misc. Boxes

D-23 Charles Timothy Tuberville – Antique Stove, Antique Coke Machine, Table, Knight Armor Suit, Croquet Set, Framed Pictures and Curio Cabinet

C-06 Selida Nicole Dunn – Dresser Drawers, Vacuum Cleaner, Round Mirror, Outdoor Chairs, and Misc. Boxes

C-04 Milton Leon Smith IV – Overnight Bags, Nintendo 64, DVD player and Misc. Bags

CASH AND CARRY ONLY!

NO EXCEPTIONS!

NO PHONE CALLS PLEASE! 9/1

NOTICE

Water Treatment Change Coming Soon to Certain Residents of the LAKESHORE SWARTZ WATER SYSTEM

Date: August 27, 2022

LAKESHORE SWARTZ Water System monitors the disinfectant residual in the distribution system on a daily basis. This measurement tells us whether we are effectively disinfecting the water supply. The disinfectant residual is the amount of chlorine or chloramines in the distribution system. Chlorine and chloramines are common disinfectants used by water suppliers to kill bacteria in drinking water; therefore, if the disinfectant residual is too low, microorganisms can potentially grow in the distribution piping.

In order to provide the most effective disinfection process, LAKE-SHORE SWARTZ Water System is making a change in the type of disinfectant used as well as where your water comes from. It is typical for water systems that use chloramines to temporarily change to chlorine in order to clean water pipes and provide a reliable disinfectant residual throughout all points in the distribution system. Free chlorine is proven to be more effective in killing organisms within the pipes of the distribution system. The

(Continued from Page 10B)

following areas will be switched from City of Monroe water to well water: 1200 Finks Hideaway Rd east to Joe White Rd, all of Bayou Oaks and Joe White Rd., Leisure Dr, Hideaway Dr, Lansdowne Way, Ginkgo Dr, Mayhaw St, Timberwood Dr, Belle Meade Dr, Monticello Dr, Ashlawn Ln, Cedarbrook Dr, Lakeside Dr, Liner Dr, Sussex Dr, Cambridge Dr, Briar Hollow Dr, Briar Glen Dr, Briar Patch Dr, Briar Trace, Belmont Cir, Somerset Dr, Princess Dr, Warwick Dr, Williamsburg Dr, Lakeview Park Dr, Sparks Dr, Dillinglake Dr, Tupelo Dr, Lakewood Dr, Whitehead Dr, Dillingham Dr, Westchester Dr, Fiddler Rd, Winchester Cir, Luray Dr, Shenandoah Dr, Front Royal Terrace, Hunter Cir, Luke Dr, Copper Run, Clayton Dr, Timber Ln, Briarwood Dr, Forest Dr, Dallas Dr, Chauvin Dr, Lake Dr, Danna Dr, Rowland Dr, Faith Dr, Margaret Dr, Connie Lynn Dr, Henson Rd, Hwy 80, Sun Valley Dr and Cir, Fleetwood Dr, Seville Cir, Colorado Dr, Vail Dr, Arapaho Dr, Aspen Dr, Monarch Dr, Day Dr, Adrian Dr, Daywood Dr, Wood Dr, W Nelson Rd, Donovan Cir, Nelson Rd, Gremillion Ln, Patrick Place, Sonny Day, Stubbs Vinson, Stubbs Ritchie, Chumney Ln, Ed Edelen Rd, Kiowa Ln, Mahan Ln, Huenefeld Rd, Desirable Ln, McQuiller Rd, Cleveland Rd, Stubbs McCormick Rd, RL Smith Rd, Presidential Estates, Love Estates, Millhaven Estates, Towneast Subdivision, and any roads, lanes, and drives in those areas.

When is this switch scheduled?

The PERMANANT switch from chloramines to free chlorine and from city of Monroe water to groundwater wells will occur on September 12, 2022. Once this happens, you will be part of the GOWC East Water System.

What is being done?

Over the last year, GOWC has been drilling groundwater wells to switch from city of Monroe surface water to groundwater. This will also change the distribution system disinfectant from chloramines to free chlorine. Although the level of disinfectant will remain the same, the type of disinfectant will change permanently. GOWC also installed Carbon Filtration Systems which eliminate the need for chloramines.

We will continue to monitor the chlorine levels throughout the water system.

What should I do?

You do not need to boil your water or take other actions. This is not an emergency. If it had been, you would have been notified immediately. What can I do if I notice a chlorine taste or smell?

During the switch, you may notice a chlorine taste and/or odor in your drinking water. Chlorine levels will continue to meet EPA standards and are not a health risk.

• Run the cold water tap for several minutes when water is not used for several days.

• Collect and refrigerate cold tap water in an open pitcher. Be sure to collect water after running the cold water tap for two minutes. Within a few hours, the chlorine taste and odor will disappear.

• Water filters can reduce chlorine taste and smell. Be sure to use a filter certified to meet National Sanitation Foundation (NSF) standards and replace the filter cartridge as recommended by the manufacturer.

Who should take special precautions during the switch to Chlorine? Customers who normally take special precautions to remove chloramine from tap water, such as dialysis centers, medical facilities, and aquatic pet owners, should continue to take the same precautions during the switch to chlorine. Most methods for removing chloramine from tap water are effective in removing chlorine.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

Water System Contact Name and Number: GOWC 318-322-3741 9/1

NOTICE OF PENDING FORFEITURE

On May 17, 2022, in Ouachita Parish, Metro Narcotics Unit seized for forfeiture \$1,361 U.S. Currency from O'Terrious D. Thomas pursuant to LSA-R.S.40:2601 et seq.

The property was seized with respect to the alleged violation of Section 2603 and 2604 of the Seizure and Controlled Dangerous Substances Property Act of 1989 and will be forfeited pursuant to that Act.

If any person desires to contest the forfeiture of this property, they must mail a claim to the seizing agency and the District Attorney's Office, P.O. Box 1652, Monroe, LA, 71210 stating your interest in the property. The claim must be mailed, certified mail, return receipt requested, within thirty (30) days from the date this notice appears in the Ouachita Citizen. The seizing agency in this matter is the Metro Narcotics Unit, 500 Natchioches St., West Monroe, LA 71291.

LEGAL

Ordinance 5106: Ordinance to approve a Cooperative Endeavor Agreement with KVS, LLC relating to the planned extension of the water distribution system at the intersection of Arkansas Road and Good Hope Road, Project #C23003

Motion made by Hamilton, Seconded by Buxton. Voting Yea: Buxton, Hamilton, Welch, Westerburg

PUBLIC WORKS

Accept/Reject Bids for Knuckle-Boom Trash Loader

Motion made by Westerburg, Seconded by Buxton.

POLICE/FIRE

Ordinance 5107: Ordinance to authorize execution of the 2023 Louisiana Highway Safety Grant Agreement and Contract for FFY 2023.

Motion made by Hamilton, Seconded by Welch. Voting Yea: Buxton, Hamilton, Welch, Westerburg

ENGINEERING/CONSTRUCTION PROJECTS

Good Hope Road Water Extension - Project #C23003

Ordinance 5108: Ordinance to authorize approval of proposal with Lazenby & Associates for Engineering and CE&I.

Motion made by Hamilton, Seconded by Buxton, Voting Yea: Buxton, Hamilton, Welch, Westerburg

Indoor Sports Complex CMAR – Project #000179

Authorize Change Order No. 1 (+ \$137,090.00; 0 days) with Lincoln Builders of Ruston, Inc.

Motion made by Welch, Seconded by Hamilton. Voting Yea: Buxton, Hamilton, Welch, Westerburg

Cypress/Slack Sewer Improvements (DRA) - Project #000174

Accept or reject bids.

Motion made by Buxton, Seconded by Hamilton. Voting Yea: Buxton, Hamilton, Welch, Westerburg

Project Updates

Engineer from Lazenby & Associates, Inc. presented the City Council with project updates. Robert L. George, IV, P.E. (S.E. Huey Co.) presented the City Council with project updates for transportation,

drainage, water and other, as well as presented a presentation of a report for the Mid-City Drainage project(s).

APPROVED

STACI ALBRITTON MITCHELL

ADJOURN

Motion made by Hamilton, Seconded by Buxton Voting Yea: Buxton, Hamilton, Welch, Westerburg



STATE OF LOUISIANA

CITY OF WEST MONROE



MOTION BY: Mr. Brian SECONDED BY: Mr. Welch

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE, LOUISIANA TO SELL CERTAIN DESCRIBED IMMOVABLE PROPERTY WHICH IS NOT NEEDED FOR ANY PUBLIC PURPOSE BY THE CITY OF WEST MONROE, LOUISIANA TO MARION STATE BANK FOR THE CASH SUM OF \$497,000.00; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, owns certain immovable property which

is not needed for public purposes, and

WHEREAS, the price offered, and the terms and conditions provided for the purchase of that

property is fair and reasonable, and the sale and development of that immovable property will be

beneficial to the City of West Monroe and its residents.

NAY: NOVE NOT VOTING: NONE

ABSENT: Brian

ATTEST:

9/1

APPROVED THIS 16TH DAY OF AUGUST, 2022



STATE OF LOUISIANA

Unth Muthel STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCENO.5098

MOTION BY: Mr. Hawilton

STATE OF LOUISIANA

SECONDED BY: Mr. Wester burg

AN ORDINANCE TO AUTHORIZE AND APPROVE THE CITY OF WEST MONROE, LOUISIANA, GRANTING A SPECIFIC RIGHT-OF-WAY TO ENTERGY LOUISIANA, LLC, FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRICAL SERVICE IN LOT 4 OF WEST MONROE COMMERCIAL PARK SUBDIVISION, UNIT 1, OUACHITA PARISH, LOUISIANA, IN ORDER TO PROVIDE FOR ELECTRICAL SERVICE AT THE WEST MONROE SPORTS AND EVENTS COMPLEX, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to enter into an Underground Right-Of-Way Instrument with Entergy Louisiana, LLC, to install and maintain certain underground electrical service in Lot 4 of West Monroe Commercial Park Subdivision, Unit 1, Ouachita Parish, Louisiana, in order to provide for electrical service at the West Monroe Sports and Events Complex. generally according to the terms and provisions as more fully set forth in that right-of-way instrument

attached as Exhibit "A".

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized to negotiate those terms and provisions, and the location of the proposed underground electrical lines and facilities, and to determine and take any action and execute any further documents she deems either necessary or proper, in order to carry out the provisions of the foregoing.

The above ordinance was introduced on July 19th, 2022, in regular and legal session convened; notice of this ordinance was published three times in fifteen (15) days, one week apart, as required by R.S. 33:4712; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in legal session convened this 16th day of August, 2022, with the final vote being as follows:

YEA: Westerburg, Buxton, Hamilton, Welch

NAY: None		
NOT VOTING: NONE	11	1

APPROVED THIS 16TH DAY OF AUGUST, 2022

RONALD S. OLVEY, CITY CLERK CITY OF WEST MONROE STATE OF LOUISIANA

ABSENT: Brian

ATTEST:

Staci Alberton Mitchell STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

9/1

Under R.S.40:2610, the claim shall be in affidavit form, signed by the claimant under oath, before one who has authority to administer the oath, under penalty of perjury or false swearing. It shall set forth the caption of the forfeiture proceedings, the address where the claimant will accept mail, the nature and extent of claimant's interest in the property, the date and identity of the transferor/seller, and the circumstances of the claimant's acquisitions, the specific provisions of this law asserting that the property is not subject to forfeiture, all essential facts supporting the assertion and the specific relief sought.

The failure to timely mail a claim to the seizing agency and the District Attorney's Office will result in forfeiture of the property to the State of Louisiana without further notice or hearing.

STATE OF LOUISIANA G. SCOTT MOORE ASST. DISTRICT ATTORNEY 9/1



BOARD OF ALDERMEN REGULAR MEETING Tuesday, August 16, 2022 at 6:00 PM Council Chambers, City Hall, 2305 North 7th Street, West Monroe

MINUTES

NOTICE/MINUTES

Call to order/Verification of Attendance

PRESENT Mayor Staci Mitchell Morgan Buxton Thom Hamilton Rodney Welch Ben Westerburg

ABSENT Polk Bria

The invocation was offered by Mr. Ben Westerburg. The pledge was led by all members of the Council.

Motion to Approve Minutes

Motion to approve the minutes of the August 2, 2022 Regular Council Meeting.

Motion made by Westerburg, Seconded by Hamilton. Voting Yea: Buxton, Hamilton, Welch, Westerburg

ADMINISTRATION/FINANCE

Resolution 796: Resolution to approve the Louisiana Compliance Questionnaire (for audit engagements of government agencies) for the period July 1, 2021 to June 30, 2022.

Motion made by Buxton, Seconded by Welch Voting Yea: Buxton, Hamilton, Welch, Westerburg

Resolution 797: Resolution to approve submission of a Federal NTIA Broadband Grant Application for middle mile fiber.

Motion made by Hamilton, Seconded by Welch. Voting Yea: Buxton, Hamilton, Welch, Westerburg

Ordinance 5097: Ordinance to authorize the sale of certain immovable property to Marion State Bank (lot in Highland Park Commercial Subdivision). Introduced at July 19, 2022 Council Meeting.

Voting Yea: Buxton, Hamilton, Welch, Westerburg

Ordinance 5098: Ordinance to grant right-of-way to Entergy Louisiana, LLC to provide electric service to the West Monroe Sports and Events Complex. Introduced at July 19, 2022 Council Meeting.

Voting Yea: Buxton, Hamilton, Welch, Westerburg

Ordinance 5105: Ordinance to authorize execution of a Memorandum Of Understanding with the Ouachita Parish School Board to provide sheltering at the Ike Hamilton Expo in the event of emergency evacuations

Motion made by Westerburg, Seconded by Buxton. Voting Yea: Buxton, Hamilton, Welch, Westerburg

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West

Monroe, Louisiana, in regular and legal session convened, that the City of West Monroe, Louisiana

("CITY") is hereby authorized to sell certain immovable property which is not needed for any public

purpose by the City of West Monroe, Louisiana, which property is more particularly described as

follows, to-wit:

Lot 2 on that certain survey entitled Highland Park Commercial Subdivision for the City of West Monroe by S.E. Huey Co. dated May 10, 2022, and filed in the official records of the Clerk of Court of Ouachita Parish, Louisiana at Plat Book 28 Page 188 File Number 1854011

to MARION STATE BANK, or its approved successors or assigns ("BUYER") for and in

consideration of the cash sum of FOUR HUNDRED NINETY-SEVEN THOUSAND AND NO/100

(\$497,000.00) DOLLARS, subject to the following conditions:

- Subject to any and all subdivision or development restrictions of record, and a) all rights-of-way and/or servitudes of record or of use;
- CITY reserves and excludes from this conveyance any and all right, title and b) interest in and to any and all oil, gas and other minerals in, on or under the property, all of such interests being expressly reserved by CITY without any warranty whatsoever from or by BUYER; provided, however, that CITY expressly waives any and all surface rights in and to the Property resulting from this reservation; and CITY may not exercise any rights it may have in and to such oil, gas and other minerals in such a fashion that BUYER's right to the use of the surface of the property is disturbed so as to have a substantial negative impact on the operation of any business located upon the property;
- c) Any and all improvements on the property are conveyed in "as is" condition, without any warranties, express or implied, including but not limited to warranties of condition, fitness for a particular purpose or habitability
- d) Subject to all terms, conditions and provisions of that Agreement For Purchase And Sale by and between the City of West Monroe and Marion State Bank, dated the 12th day of July, 2022.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the

City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to execute a Deed on behalf of the City of West Monroe, Louisiana, reflecting the price and terms set forth above, and to take any other action or execute any and all other documents deemed by her either necessary or appropriate in order to transfer the above described immovable property as set forth above, including but not limited to provisions, whether included in the deed or in an unrecorded supplemental agreement, that limits the nature of the initial construction and operation of the business to be located on that property to a certain types of activity, that requires the construction to be initiated within a certain time and/or pursued in a commercially reasonable manner through to completion by a certain date, together with any and all such other requirements and provisions as she deems appropriate, including a provision that provides for a right and option in favor of the City of West Monroe to reacquire the property at the same price if such conditions are not timely met, or to provide for liquidated damages or other consideration payable to the City of West Monroe in lieu of such reacquisition, the terms, conditions or provisions of all of such conditions to be as determined appropriate by the Mayor; or, supplemental to the above, to enter into an agreement to buy and sell which reflects those terms and provisions preparatory to the later sale of the property.

SECTION 3. The above ordinance was introduced on July 19, 2022, in regular and legal session convened; notice of this ordinance was published three times in fifteen (15) days, one week apart, as required by R.S. 33:4712; no opposition being filed, it is considered by sections, voted on by yea and nay vote, passed and adopted in regular and legal session convened this 16th day of

August, 2022, with the final vote being as follows:

YEA: Buxton, Hamilton, Westerburg, Welch

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. 5105

MOTION BY: Mr. Welch

SECONDED BY: Mrs. Buxton

AN ORDINANCE TO AUTHORIZE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE OUACHITA PARISH SCHOOL BOARD, WHICH WILL PROVIDE FOR EMERGENCY SHELTERING OF STUDENTS AND EMPLOYEES OF THE OUACHITA PARISH SCHOOL BOARD AT THE IKE HAMILTON EXPO CENTER; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the occurrence of an emergency event at a location operated by the Ouachita

Parish School Board may necessitate an emergency evacuation of certain students and employee

personnel; and

WHEREAS, the Ike Hamilton Expo Center is an appropriate location to serve as an emergency shelter, and the City of West Monroe is agreeable with utilization it for that purpose under certain terms and conditions;

NOW, THEREFORE,

 $\underline{SECTION 1}. \quad BE \text{ IT ORDAINED by the Mayor and Board of Aldermen of the City of West}$ Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, be and she is hereby authorized to enter into a Memorandum of Understanding with the Ouachita Parish School Board which will provide for evacuation and sheltering of students and employees of the Ouachita Parish School Board in situations where emergency evacuation is required, all as more fully set forth in that copy attached as Exhibit A.

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana be and she is hereby authorized to further negotiate and provide for such all such terms and provisions and to take any and all further actions or execute any further documents she deems either necessary or proper to effectuate the execution of that Memorandum of Understanding and to fulfill the obligations of the City of West Monroe.

The above Ordinance was read and considered by sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, this 16th day of August, 2022, the final vote being as follows:

YEA: 🚺	Nesterburg, Buxton, Hamiltor	, welch
NAY: NOT		
NOT VOTIN	ig: None	
ABSENT: P	Scian	
ABSENT: P	Scian	

ATTEST:

APPROVED THIS 16TH DAY OF AUGUST, 2022

Stur Alph Authell STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE

RONALD S. OLVEY, CITY CLERK CITY OF WEST MONROE STATE OF LOUISIANA

STATE OF LOUISIANA EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

9/1

The Ouachita Citizen

PUBLIC NOTICES — Ouachita Parish

(Continued from Page 11B)

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCENO. 5100

seconded by: Mrs. Buxton

MOTION BY: Mr. Hamilton

AN ORDINANCE TO AUTHORIZE THE CITY OF WEST MONROE. LOUISIANA, TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH KVS, LLC, TO PROVIDE FOR CERTAIN COLLABORATIVE EFFORTS REGARDING CONSTRUCTING A WATER SYSTEM EXTENSION AND PROVIDING FOR PAYMENT OF THOSE IMPROVEMENTS; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, KVS, LLC ("KVS") has purchased tracts of property located at the Northwest

corner of the intersection of Arkansas Road and Good Hope Road; and

WHEREAS, KVS previously applied to have the property annexed into the City of West

Monroe ("City"), and that annexation has been approved and is now complete; and

WHEREAS, KVS plans to first now construct a convenience store at that location similar to the other convenience stores it operates, such as those located at the corner of Forsythe Avenue and 18th Street, and at the foot of the Monroe side of the Louisville Bridge; and

WHEREAS, in conjunction with the construction of the proposed new store, KVS wishes to have better access to a public water system, and has explored the construction of a new line which would connect to existing City water lines; and

WHEREAS, City has also evaluated this new line and its estimated costs, and has determined that an expanded line will be beneficial to the City for not only this location but in order to provide for future expansions of the municipal limits in that area, as well as providing the ability to now "loop" that expansion in order to provide a better, cleaner, more efficient flow of water in the surrounding area, with higher water pressure; and

WHEREAS, City has further determined that the costs incurred by the City in the construction of that water system expansion, both for the proposed convenience store and for future City expansion, will be more than offset by the City's portion of the sales taxes that are expected to be collected by the City from the operations of the proposed convenience store over a period of less than eight (8) years; and

WHEREAS, KVS has agreed that in lieu of paying for a portion of the anticipated construction costs of the water system expansion, it will obligate itself to construct the proposed ence store as described above, and thereafter operate that store in the manner as its similar convenience stores are operated, all for a period of no less than eight (8) years or until the City has recovered through the sales taxes it receives the cost of the waterline expansion attributable to the proposed convenience store, whichever first occurs; or to otherwise offset any balance of the expenditures not yet repaid from the collection of taxes by the City.

NOW, THEREFORE,

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Mayor Staci Albritton Mitchell be and she is hereby authorized to enter into a Cooperative Endeavor Agreement with KVS LLC, whereby the City will be obligated to construct an extension of its existing water distribution system that will include the ability and capacity to provide all needed water service to the proposed new convenience store and surrounding area, and KVS, LLC will be obligated to construct and operate the proposed new convenience store in such a manner and for such a period of time that its operations are anticipated to result in the City of West Monroe receiving additional sales taxes from those operations over a period of less than eight (8) years, which is anticipated to be more than sufficient for the City to recoup the cost of construction expended by the City which are attributable to that portion of the cost of providing the water service extension to the proposed convenience store

SECTION 2. BE IT FURTHER ORDAINED, by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell

West Monroe, Louisiana, as it relates to the grant and grant agreement

The above Ordinance was read and considered by Sections at a public meeting of the Mayor

and Board of Aldermen, in regular and legal session convened, voted on by yea or nay vote, passed

and adopted the 16th day of August, 2022, the final vote being as follows:

YEA: Welch, Hamilton, Buxton, Westerburg

NAY: NONE

NOT VOTING: NOR

ABSENT: Brian ATTEST:

CITY OF WEST MONROE

STATE OF LOUISIANA

9/1

RONALD S. OLVEY, CITY CLERK

STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

AUGUST, 2022

APPROVED THIS 16TH DAY OF

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

ORDINANCE NO. 5108

STATE OF LOUISIANA

CITY OF WEST MONROE

MOTION BY: Mr. Hamilton

SECONDED BY: MIS. Buxton

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF WEST MONROE, LOUISIANA, TO ENTER INTO A PROFESSIONAL SERVICE CONTRACT WITH LAZENBY & ASSOCIATES, INC., FOR CERTAIN ENGINEERING AND RELATED SERVICES RELATED TO THE PREPARATION OF CONSTRUCTION PLANS, CONSTRUCTION DETAILS, SPECIFICATIONS, PLAN DOCUMENTS, AND CONSTRUCTION ENGINEERING & INSPECTION SERVICES FOR THE GOOD HOPE ROAD WATER EXTENSION PROJECT; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, Mayor of the City of West Monroe, Louisiana, be and she is hereby authorized to accept and execute on behalf of the City of West Monroe, Louisiana, the proposal for certain engineering services with Lazenby & Associates, Inc. for certain engineering and related services related to the preparation of construction plans, construction details, specifications, plan documents, and construction engineering & inspection services for the Good Hope Road Water Extension project, with a copy of that proposal attached as Exhibit "A".

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell. Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized to take any and all actions and to execute any and all further documents she deems either necessary or proper to negotiate, prepare, execute and carry out the activities arising out of the contract described above according to its terms and intent, including but not limited to such negotiations and modifications as she determines appropriate regarding the terms and conditions of the engagement and the nature of the services performed.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea or nay vote, this 16th day of August, 2022, the final vote being as follows:

YEA: Hamilton, Welch, Buxton, Westerburg NAY: NONE

NOT VOTING: NONE

ABSENT: Brian

ATT	EST:	

APPROVED THIS 16TH DAY OF AUGUST, 2022

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STATE OF LOUISIANA

CITY OF WEST MONROE

RESOLUTION NO. 797

MOTION BY: Mr. Hamilton SECONDED BY: Mr. Welch

A RESOLUTION TO APPROVE SUBMISSION OF A FEDERAL NTIA BROADBAND GRANT APPLICATION FOR MIDDLE MILE FIBER, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, on November 15, 2021, President Biden signed the Infrastructure

Investment and Jobs Act into law; and

WHEREAS, the aforementioned act includes several streams of federal funding designed

to address the national priority of adequate broadband access and service for all Americans; and

WHEREAS, the National Telecommunications and Information Administration (NTIA)

has been charged with the investment of these federal funds to through a competitive grant application process in order to address several specific broadband needs and priories, and

WHEREAS, one of these grant programs administered by the NTIA called the "Enabling Middle Mile Broadband Infrastructure Program" is beneficial to and complimentary of the public policy goal of adequate and affordable broadband for all who reside within City of West Monroe; and

WHEREAS, Conterra Networks wishes to work with the City of West Monroe to accomplish the shared public policy goal set forth above

WHEREAS, City of West Monroe desires to participate and join with other local governments and partners for the purpose of effectively seeking solutions to common problems faced by nearly all Jurisdictions; and

WHEREAS, The City of West Monroe recognizes the importance of adequate, affordable, and accessible Broadband Service as a foundational prerequisite to our City's ongoing economic growth, the provision of healthcare services and the provision of educational services

NOW, THEREFORE,

SECTION 1. BE IT RESOLVED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened that the CITY OF WEST MONROE fully supports the application set forth for Broadband Middle Mile Grant funding offered through the NTIA.

SECTION 2. BE IT FURTHER RESOLVED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened that the execution of this Resolution shall serve as written substantiation of the City of West Monroe support of said application and at the time of adoption of this Resolution the City of West Monroe had lawful authority to adopt this Resolution and to confer authority to the persons named, who are hereby granted the power to exercise the same.

The above Resolution was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed and adopted this 16th day of August, 2022, the final vote being as follows:

YEA: Buxton, Hamilton, Welch	, Westerburg
NAY: None	0
NOT VOTING: NONE	
ABSENT: Brian	

ATTEST

RONALD S. OLVEY, CITY CLERK

APPROVED THIS 16TH DAY OF AUGUST, 2022

4 thell STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

CITY OF WEST MONROE STATE OF LOUISIANA

Mayor of the City of West Monroe, Louisiana is hereby further authorized to modify the specific
provisions of that Cooperative Endeavor Agreement to achieve the result stated above as she deems
it necessary or appropriate in order to accomplish the desired objectives and to thereafter execute that
Cooperative Endeavor Agreement with KVS, LLC; and to take any and all further actions and to
execute any and all further documents she deems either necessary or proper to carry out the activities
arising out of that Cooperative Endeavor Agreement described above according to its terms and its
intent.

The above Ordinance was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed

and adopted this 16th day of August, 2022, the final vote being as follows:

YEA: Hamilton, Welch, Westerburg, Buxton

NAY: None

NOT VOTING: NONE

ABSENT: Brian

ATTEST:

RONALD S. OLVEY, CITY CLERK

CITY OF WEST MONROE STATE OF LOUISIANA

Hau Ahh Mythell STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

APPROVED THIS 16TH DAY OF

AUGUST, 2022

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

9/1

STATE OF LOUISIANA

CITY OF WEST MONROE

ORDINANCE NO. 5107

MOTION BY: Mr. Hamilton SECONDED BY: Mr. Welch

AN ORDINANCE TO AUTHORIZE EXECUTION OF THE LOUISIANA HIGHWAY SAFETY SUBGRANT AGREEMENT AND CONTRACT WITH THE LOUISIANA DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONS, LOUISIANA HIGHWAY SAFETY COMMISSION FOR FFY 2023; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

SECTION 1. BE IT ORDAINED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell, as Mayor of the City of West Monroe, Louisiana, is hereby authorized to apply for and, if hereinafter awarded. to execute a Louisiana Highway Safety Commission Subgrant Agreement and Contract with the Louisiana Department of Public Safety and Corrections, Louisiana Highway Safety Commission according to the terms and conditions of the FFY 2023 Subgrant Agreement and Contract, all as more fully provided in that correspondence attached hereto as Exhibit "A", and that grant award program, all for that Budget attached as Exhibit "B".

SECTION 2. BE IT FURTHER ORDAINED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened, that Staci Albritton Mitchell. as Mayor of the City of West Monroe, Louisiana, be and she is hereby further authorized to execute any and all further documents, authorizations or commitments, and to undertake any and all action which are necessary, appropriate or desirable in order to meet any and all other requirements relating to the application for or the award of that grant, or otherwise to fulfill the obligation of the City of

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RONALD S. OLVEY, CITY CLERK
CITY OF WEST MONROE
STATE OF LOUISIANA

STACI ALBRITTON MITCHELL, MAYOR CITY OF WEST MONROE STATE OF LOUISIANA

EXHIBITS TO THIS ORDINANCE ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask For Cindy Emory)

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STATE OF LOUISIANA

CITY OF WEST MONROE

RESOLUTION NO. 796

MOTION BY: Mrs. Buxton SECONDED BY: Mr. Welch

A RESOLUTION TO APPROVE THE LOUISIANA COMPLIANCE QUESTIONNAIRE (FOR AUDIT ENGAGEMENTS OF GOVERNMENT AGENCIES) FOR THE TIME PERIOD JULY 1, 2021 TO JUNE 30, 2022, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, the City of West Monroe, Louisiana, is a municipality organized under the laws

of the State of Louisiana, and

WHEREAS, the Legislative Auditor of the State of Louisiana has requested that the City of

West Monroe, Louisiana, complete the Louisiana Compliance Questionnaire (For Audit

Engagements of Government Agencies); and

WHEREAS, the Legislative Auditor, State of Louisiana, further requests that the governing

body of the City of West Monroe, Louisiana, formally and in an open meeting approve the answers

to the Louisiana Compliance Questionnaire (For Audit Engagements of Government Agencies); and

WHEREAS, the Mayor and Board of Aldermen of the City of West Monroe, Louisiana, have

reviewed the attached Louisiana Compliance Questionnaire (For Audit Engagements of Government Agencies), as completed, and deem it to be correct and valid,

NOW, THEREFORE,

SECTION 1. BE IT RESOLVED by the Mayor and Board of Alderman of the City of West Monroe, Louisiana, in regular and legal session convened, that the attached Louisiana Compliance Questionnaire (For Audit Engagements of Government Agencies), as completed, be and it is hereby approved and adopted, with a copy to be furnished to the Auditor of the City of West Monroe, Louisiana, and to the Legislative Auditor of the State of Louisiana

The above Resolution was read and considered by Sections at a public meeting of the Mayor and Board of Aldermen, in regular and legal session convened, voted on by yea and nay vote, passed and adopted this 16th day of August, 2022, the final vote being as follows:

YEA: Buxton, Hamilton, Welch, Westerburg

NAY: NONE

NOT VOTING: None

ABSENT: Brian

ATTEST:

RONALD S. OLVEY, CITY CLERK

CITY OF WEST MONROE STATE OF LOUISIANA

EXHIBITS TO THIS RESOLUTION ARE ON FILE WITH THE CITY OF WEST MONROE AND CAN BE VIEWED AT WEST MONROE CITY HALL DURING REGULAR OFFICE HOURS (Ask for Cindy Emory)

APPROVED THIS 16TH DAY OF

CITY OF WEST MONROE

STATE OF LOUISIANA

Inthe

STACI ALBRITTON MITCHELL, MAYOR

AUGUST, 2022

9/1

FILED:

STATE OF LOUISIANA FOURTH JUDICIAL DISTRICT COURT PARISH OF OUACHITA

DOCKET NO. P-20222499

CIVIL SECTION 3

SUCCESSIONS OF: DEAN LARKIN ROYE; KEVIN LANE ROYE: AND PAULA A. GRIFFITH ROYE

Deputy Clerk

PETITION FOR AUTHORITY TO SELL IMMOVABLE PROPERTY AT PRIVATE SALE

The Petition of Donnie Griffith, the duly appointed, qualified and acting

Administrator herein, respectfully represents:

Article I.

The Succession is amply solvent.

Article II

Notwithstanding the solvency of this Succession, it is necessary to liquidate

assets of the Succession to pay the costs of this succession and because the intestate successors of the decedents do not wish to remain owners in indivision of the property belonging to the successions.

Article III.

The Successions own the following described immovable property ("Property")

situated in the Parish of Ouachita, State of Louisiana, and more particularly described

as follows

Lot 14, Unit No. 1, Hillside Park Subdivision, in the SE/4 of NE/4 and the NE/4 of SE/4 of Section 22, Township 18 North, Range 2 East, Ouachita Parish, Louisiana, as per plat in Plat Book 14, Page 107, of the records of Ouachita Parish, Louisiana, together with all buildings and improvements located thereon

The improvements bear the municipal address of 402 Hillside Dr., West Monroe, LA

71292.

Article IV.

Prior to her death, on January 5, 2022, decedent Paula A. Griffith Roye entered into an agreement with Hannah Givens and Destin Givens (collectively "Givens's) to purchase the Property for the price of \$65,000.00 pursuant to the terms and conditions

of the Agreement to Purchase or Sell, a copy of which is attached hereto, made a part

hereof, and marked "Exhibit A" for identification herewith.

Article V.

On August 8, 2022, Petitioner entered into a fresh Agreement to Purchase or Sell with the Givens's, also for \$65,000.00, a copy of which is attached hereto, made a part hereof, and marked "Exhibit B" for identification herewith

(Continued to Page 13B)

(Continued from Page 12B)

Article VI.

On August 22, 2022, David Aaron Booth, a certified appraiser, appraised the

Property for \$68,000.00, a copy of which is attached hereto and marked for

identification as "Exhibit C".

Article VII.

The Givens's offer is an all cash offer and does not require the payment of any realtor's commissions. Petitioner contends that the sale proposed herein is desirable and in the best interest of the Succession.

Article VI

Under the provisions of Louisiana Code of Civil Procedure article 3281, petitioner hereby makes application to sell the immovable property above described in compliance with the law, and is entitled to an Order of this Honorable Court authorizing the said sale.

WHEREFORE, petitioner, Donnie Griffith, as Administrator, prays that:

(1) Notice of this Application for authority to sell the immovable property

- described in this Petition for authority to Sell Immovable Property at Private Sale be published in accordance with law
- (2) After due delays and proceedings had the Application be homologated and

petitioner, Donnie Griffith, as Administrator of the Succession of Successions

of Roye, be authorized and directed to sell the Succession's interest in the

above described immovable property, for the price and subject to the

conditions and terms stipulated hereinabove.



STATE OF LOUISIANA FOURTH JUDICIAL DISTRICT COURT PARISH OF OUACHITA

DOCKET NO. P-20222499

CIVIL SECTION 3

SUCCESSIONS OF: DEAN LARKIN ROYE: KEVIN LANE ROYE; AND PAULA A. GRIFFITH ROYE

FILED:

Deputy Clerk

VERIFICATION OF PETITION FOR AUTHORITY TO SELL IMMOVABLE PROPERTY AT PRIVATE SALE

STATE OF LOUISIANA

PARISH OF OUACHITA

Before me, undersigned Notary Public, personally came and appeared Donnie

Griffith, Petitioner, who, after being duly sworn, deposed and stated that all of the

allegations in the preceding Petition for Authority to Sell Immovable Property at Private Sale are true and correct to the best of Petitioner's knowledge, information, and belief.

Date: 15/202

Deter: 1157 LUCE PROPERTY DESCRIPTION: I/We offer and agree to Buy/Sell the property al: (Municipal Address) 402 1HILBOW (WATU) City MEAA NAWAU : Zip 11211 : Parish OuadMeta : Louisiana, (Legal Description) Lot 14 UNIT I. HILLS (DE PARCK ADDM on lands and grounds measuring approximately) . 20 or as per record tills; including all buildings, structures, component parts, and all installed, built-in, permanently statched Improvements, together with all fences, sequently systems, all installed speakers or installed sound systems, all andcooping, all outside TV antennas, all statistic adapters and the provement is consistent of the statistic adapter in the statistic adapter in the statistic adapter in the statistic adapter in the statistic adapter is all address, all installed speakers or installed sound systems, all andcooping, all outside TV antennas, all statistics and all installed speakers or installed sound systems, all and conditioning or heating systems inducing window units, all bathroom mirrors, all window coverings, blinds and associated hardware, olith constructions permanently attached to the statistical diplicit fitting (struct, chardies ratio adsociated hardware, other constructions permanently attached to the ground. If owned by the SELLER prior to date of this Agreement, standing timber, unharvested crops and ungathered fruits of trees on the property but are not to be considered at part of the Sale Price and have no value; M A

NA

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BUYER'S Initials 26 DA ABS Rev. 01/01/19

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MINERAL RIGHTS: If the SELLER transfers any mineral rights, they are to be transferred without warranty. In to use the surface for any such reserved mineral activity or use.

PRICE: The Property will be sold and purchased subject to title and zoning restrictions, servitudes of record, and law or ordinances affecting the Property for the sum of <u>SIVM - FIW</u>. Thousand, Data Dotters (S. US) 000,00 (the "Sele Price").

ACT OF SALE: The Act of Sale is to be executed before a settlement agent or Notary Public to be chosen by the BUYER, on BUYER, on _______ 20____, or before if which a sourcement agence indust practice to choose it by the BUYER, on _______, or before if mutually agreed upon. Any change of the date for execution of the Act of Sale must be mutually agreed upon in writing and signed by the SELLER and the BUYER. At closing, the BUYER must provide "good funds" as required by Louisiane statute LA R.S. 22-22.512 of

OCCUPANCY: Occupancy/possession and transfer of keys/access is to be granted at Act of Sale unless mutually

CONTINGENCY FOR SALE OF BUYER'S OTHER PROPERTY:

This sale is contingent on the sale of other property by the BUYER and the contingency language found either in lines 302-307 or the attached addendum shall apply.

M. This sele is not contingent upon the sale of other property by the BUYER nor is the loan needed by the BUYER to obtain the Sale Price contingent on the BUYERS sale of any property.

FINANCING:

ALL CASH SALE: The BUYER warrants the BUYER has cash readily available to close the sale of this

K FINANCED SALE: This sale is conditioned upon the ability of BUYER to borrow with this Property as 55 for the loan the sum of \$

56 57 % of the Sale Price by a mortgage loan or lears at an initial interest rate not to exceed ____% per annum, interest and principal, amortized over a period of not less than ____ years, payable in monthly installments or on any other terms as may be acceptable to the BUYER provided that these terms do not increase the cost, fees or expenses to the SELLER. The loan shall be secured by (Check all that apply): 59 61

- Fixed Rate Mortgage FHA Insured Mortgage 62 63 Adjustable Rate Mortgage Owner Financing 54 Rural Development Bond Financing
- VA Guaranteed Morlgage 65 Conventional Mortgage
- 66 Other_
- The BUYER agrees to pay discount points not to exceed ____% of the loan amount.

71 72 73 74 75 The BUYER acknowledges and warrants that the BUYER has available the funds which may be required to complete the sale of the Property including, but not limited to, the deposit, the down payment, closing costs, pre-paid items, and other expenses. If this sale is a Finance Sale, BUYER acknowledges that any terms and conditions imposed by BUYER'S lender(s) or by Consumer Financial Protection Bureau Requirements shall not

BUYER'S Initials HG DA Page 2 of 9 SELLER'S Initials 202 ABS Rev. 01/01/19



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affect or extend the BUYER'S obligation to execute the Act of Sale or otherwise affect any terms or conditions of this Agreement except as otherwise set forth herein. The BUYER shall supply the SELLER written documentation from a lender that a loan apprivation has been made and the BUYER has given written authorization to lender to proceed with the loan approval process within (_____) celendar days after the date of acceptance of this offer by both parties. If the BUYER fails to make loan application, and to supply SELLER with written documentation of the application and BUYER fails to make loan application, and to supply SELLER with written documentation of the application and BUYER fails to make loan application. 76 77 78 80 81 82 both parties. If the BUYER fails to make loan application, and to supply SELLER with writen documentation of that application and BUYERS written authorization for lender to proceed with loan process within this period, the SELLER may, at the SELLER's option, elect, in writing, to terminate the Agreement and declare the Agreement null and void, by giving the BUYER written notice of the SELLER's termination. In the event the BUYER is not able to secure financing, the SELLER reserves the right to provide all or part of mortgage loan(s) under the terms out (orth observed). 83 84 set forth above.

PRORATIONS/OTHER COSTS: Real estate laxes, flood insurance premium if assumed, rents, condominium dues, assessments, and/or other dues owed to homeowners associations and the like for the current year are to be prorated through the date of the Act of Sale. Act of Sale costs, abstracting costs, title search, title insurance be provided through the date of the Act of Sale. Act of Sale Costs, ubstacking Costs, the sector is the sector of the Act of Sale Costs, ubstacking Costs, the sector is a start of the costs and other costs required to obtain financing, shall be paid by the SLUER, the Scherwise stated herein. All necessary tax, mortgage, conveyance, release conficates or cancellations and the SLUER dosing fees, if any, shall bo paid by the SLUER. The SELLER shall pay all previous years' taxes, assessments, condominium dues, and/or dues owed to homeowners associations and the like. All special assessments bearing against the Property prior to Act of Sale, other than those to be assumed by written agreement, as of the date of the Act of Sale, are to the act of SLUER. be paid by the SELLER.

APPRAISAL: This sale is NOT conditioned on appraisal. This sale IS conditioned on the appraisal of the Property being not less than the Sale Price. The SELLER agrees to provide the utilities for appraisals and access. If the appraised value of the Property is equal to or greater than the Sale Price, the BUYER shall pay the Sale Price agreed upon prior to the appraisal. If the appraised value is less than the Sale Price, the BUYER shall provide the SELLER with a copy of the appraisal within <u>TWIAL</u> (3) calendar days of precept of same, along with the BUYER's written request for the SELLER to reduce the Sale Price. Within <u>TWIAL</u> (3), calendard days after the SELLER's preceipt of such written documentation of the appraised value, the BUYER's here the set is the safe Price. have the option to pay the Sale Price agreed upon prior to the appraisal or to void this Agreement unless the SELLER agrees in writing to reduce the Sale Price to the appraised value or all parties agree to a new Sale Price.

Should the SELLER in the SELLER'S Response refuse to remedy any or all of the deficiencies listed by the BUYER, then the BUYER shall have seventy-two (72) hours from the date of the SELLER'S Response or seventy-two (72) hours from the date that the SELLER'S Response was due, whichever is earlier, to: (a) accept the SELLER'S Response to the BUYER'S written requests or (b) accept the Property in its current condition, or (c) to elect to terminate this Agreement. The BUYER'S response shell be in writing. Upon the BUYER'S failure io respond to the SELLER'S Response by the time specified or the BUYER'S electing, in writing, to terminate this Agreement, the Agreement shall be automatically, with no further action required by either party, ipso facto null and void except for return of Deposit to the BUYER. 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202

FAILURE TO GIVE WRITTEN NOTICE OF EITHER TERMINATION OR DEFICIENCIES AND DESIRED REMEDIES TO THE SELLER (OR THE SELLER'S DESIGNATED AGENT) AS SET FORTH IN LINES 161 THROUGH 180 WITHIN THE INSPECTION AND DUE DILIGENCE PERIOD SHALL BE DEEMED AS ACCEPTANCE BY THE BUYER OF THE PROPERTY'S CURRENT CONDITION.

PRIVATE WATER/SEWERAGE:

There is/are _____(___) private water system(s) servicing only the primary residence, and the attached private SepticAWater Addendum inspections shall include only the system(s) supplying service to the primary 203 204 205 206

- 207 208 209 210 There is NO private septic/treatment system(s) servicing only the primary residence.
- 211 212 213 HOME SERVICEAVARRANTY: A home service/warranty plan will / Will not be purchased at the closing of sale at a cost not to exceed \$ to be paid by the BUYER / the SELLER. Home Service
- 214 215 Warranty will be ordered by

BUYER'S Initials HG DG Page 5 of 9 SELLER'S Initials 7C ABS Rev. 01/01/19



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It is understood that the Agent/Broker may receive compensation from the home warranty company for actual 216

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sorvices performed. The home service warranty plan does not warrant pre-existing defects and options, and does not supersode or roplace any other inspection clause or responsibilities. If neither the BUYER nor the SELLER accepts the home service warranty plan, they decate that they have been made aware of the existence of such a plan, and further declare that they include the Broker and Agents harmless from any responsibility or liability due to 218 219 220 221 their releasion of such a clan.

222 WARRANTY OR AS IS CLAUSE WITH WAIVER OF RIGHT OF REDHIBITION: (CHECK ONE ONLY) 223

A SALE WITH WARRANTIES: The SELLER and the BUYER acknowledge that this sale shall be with full 224 SELLER warrankies as to any claims or causes of action including but not limited to redhibition pursuant to Louislana Civil Code Anticle 2520, et seq. and Anticle 2541, et seq. 225 226

No. SALE 'AS IS' WITHOUT WARRANTIES: The SELLER and the BUYER hereby ack 227 M.B. SALE 7AS IS WITHOUT WARKOAN IES: THE SELLER and the BUTER interest activation and further the BUTER does that the Property being sold and purchased is to be transferred in 'as is' condition and further the BUTER does hereby waive, relieve and release the SELLER from any claims or causes of action for redhibition pursuant to Louisiana Civil Code Article 2520, et see, and Article 2541, et see, or for reducilen of Sale Price pursuant to Louisiana Civil Code Article 2521, et see, and Article 2541, et see, or for reducilen of Sale Price pursuant to Louisiana Civil Code Article 2541, et see, Additionally, the BUYER exhowledges that this set is made without warranty of fitness for ordinary or particular use pursuant to Louisiana Civil Code Article 2524. The SELLER and the BUYER agree that this clause shall be made a part of the Act of Sale. 230 231 232

233 234 C. NEW HOME WARRANTIES. Notwithstanding lines 223 through 233 and irrespective of whether A or B 235

above is checked, if the Property is a new construction, the parties agree that neither A or B will apply but instead the provisions of the New Home Warranty Act (LA R.S. 9:3141 or seq.) shall apply. The warranty of condition of this Property is governed by the New Home Warranty Act if a home on the Property is a "home" as defined in the New Home Warranty Act.

MPRCHANTABLE TITLE/CURATIVE WORK: The SELLER shall deliver to the BUYER a merchantable tille at the SELLER's costs (see lines 244 through 246). In the event curative work in connection with the title to the Property is required or Is a requirement for obtaining the loan(s) upon which this Agreement is conditioned, the parties agree to and do extend the date for passing the Act of Sele to a date not more than the date (or passing the Act of Sele to a date not more than the date (or laber), celendar days from the date of the Act of Sele stated herein. The SELLER's title shall be merchantable and free of all liens and encumbrances except those that can be satisfied at Act of Sale All costs and foes required to make title merchantable shall be paid by the SELLER. The SELLER's hall make good faith efforts to deliver merchantable tills. The SELLER's inability to deliver merchantable tills within the time stipulated herein shall render this Agreement nuil and void, reserving unto the BUYER the right to demand the roturn of the Opposit and to recover from the SELLER actual costs incurred in processing of sale as well as legal fees incurred by the BUYER.

EINAL WALK THROUGH: The BUYER shell have the right to re-inspect the Property within five (5) calendar days prior to the Act of Sale, or accupancy, whichever will occur first in order to determine if the Property is in the same or butter condition as it was at the initial inspection(s) and to insure all agreed upon repairs have been completed. The SELLER agrees to provide utilities for the final walk through and immediate access to the

<u>DEFAULT OF AGREEMENT BY THE SELLER</u>: In the event of any default of this Agreement by the SELLER, the BUYER shall at the BUYER'S option have the right to declare this Agreement null and void with no further demand, or to demand and/or sue for any of the following:

1) Termination of this Agreement; 2) Specific performance; 3) Termination of this Agreement and an amount le Price as stipulated damages

BUYER'S Initials HG DG Page 6 of 9 SELLER'S Initials 200 _

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An Hillside Livile, west monroe, 1A 7/201 1/22022 Property address, street, city, state, zip

Further, the BUYER shall be entitled to the return of the Deposit. The preveiling party to any fulgation brought to enforce any provision of this Agreement shall be awarded their attorney fees and costs. The SELLER may also be liable for Broker fees.

DEFAULT OF AGREEMENT BY BUYER: In the event of any default of this Agreement by the BUYER, the SELLER shall have at the SELLER'S option the right to declare this Agreement null and void with no further demand, or to demand and sue for any of the following: 1) Termination of this Agreement; 2) Specific performance; 3) Termination of this Agreement and an amount equal to 10% of the Sale Price as stipulated damages.

Further, the SELLER shall be entitled to retain the Deposit. The prevailing party to any litigation brought to enforce any provision of this Agreement shall be awarded their attornay fees and costs. The BUYER may also be liable for Broker fees.

MOLD RELATED HAZARDS NOTICE: An informational pamphiel regarding common mold related hazards that can affect real property is available at the EPA website <u>http://www.epa.gov/feg/molde/indet/html</u>. By initialing this page of the Agreement, the BUYER exchanged that the real seate agent has provided the BUYER with the EPA website enabling the BUYER to obtain information regarding common mold related hazards.

OFFENDER NOTIFICATION: The Louisiana State Palice maintains the State Sex Offender and Child Predator Registry through the Louisiana Bureau of Criminal Identification and Information. It is a public access database of the locations of individuals who are required to register pursuant to LA R.S. 15:540, et seq. The website for the database is http://www.lep.org/ecogrid/griut/html. Shariff and police departments serving jurisdictions of 450,000 also maintain such information. Inquiries can be made by phone at 1-800-858-0551 or 1-225-925-6100. Send written inquiries to Post Office Box 66614, Box A-6, Baton Rouge, Louisiana 70896.

FLOOD HAZARD INFORMATION:

flood hazards that can affect real property is available at the FEMA website

Thus done and signed before me, notary, in Monroe, Ouachita Parish, Louisiana, 5 th

day of August, 2022. on the

Dail R- Thutb David R. Loveridge, Notary Public

STATE OF LOUISIANA FOURTH JUDICIAL DISTRICT COURT PARISH OF OUACHITA

DOCKET NO. P-20222499

CIVIL SECTION 3

SUCCESSIONS OF: DEAN LARKIN ROYE; KEVIN LANE ROYE; AND PAULA A. GRIFFITH ROYE

NOTICE OF APPLICATION FOR AUTHORITY TO SELL IMMOVABLE PROPERTY AT PRIVATE SALE

NOTICE IS GIVEN that Donnie Griffith, as Administrator of the Succession of Successions of Roye, has, pursuant to the provisions of the Louisiana Code of Civil Procedure, article 3281, petitioned this Honorable Court for authority to sell at private sale, for the price of \$65,000.00, the Succession's interest in and to the following described property

ot 14, Unit No. 1, Hillside Park Subdivision, in the SE/4 of NE/4 and the NE/4 of SE/4 of Section 22, Township 18 North, Range 2 East, Ouachita Parish, Louisiana, as per plat in Plat Book 14, Page 107, of the records of Ouachita Parish, Louisiana, together with all buildings and improvements located thereon.

The improvements bear the municipal address of 402 Hillside Dr., West Monroe, LA 71292

NOW THEREFORE, in accordance with law, notice is hereby given that Donnie Griffith, as Administrator, proposes to sell the aforesaid immovable property, at private sale, for the price and upon the terms aforesaid, and the heirs, legatees, and creditors are required to make opposition, if any they have or can, to such sale, within seven (7) days, including Sundays and holidays, from date whereon the last publication of this notice appears.



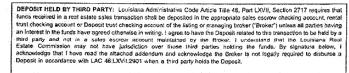
David R. Loveridge Attorney: Publication: **Ouachita Citizen** Once, then again 21 days later 1900 N. 18th St., Suite 416 Address:

Monroe, LA 71201 (318) 372-7515

and a state of the second s	ana ana ini manana ina mponina ina mpinahara.	- Cencol	Seculation of	-	1.55
Listing Firm		Selling F	irm		
Seller's Designated Agent Name & License Number	Dual Agent	Buyer's l	Designated A	gent Name & Li	cense Numbe
Brokerage Name & License Number	 . ::	Brokers	e Name & Li	cense Number	where the second
Phone Number Office Fax	- /	Phone N	umber	Office	Fax
Email Address		Email Aq	Idress		
Delivered by Designated Agent to	<u></u>	Day	Date	Time	AM/PM
Comments					and the second
Received by Designated Agent	an a Wang a gang di sa bi	Day	Date	Time	AM/PM

LOUISIANA RESIDENTIAL AGREEMENT TO BUY OR SELL

107		attached counter offer, the SELLER and the BUYER shall be	
108	bound by all terms and conditions of this Agreem	ant, and the SUYER or the SUYER'S agent shall deliver within	
109		fer, the BUYER'S deposit (the 'Deposit') in the amount of	
110		he Sale Price to be paid in the form of:	
111	Cash \$	Certified Funds S	
112	Check S	Electronic Transfer (EFT) S	
113	The Deposit shall be held by, Listing Broker	Selling Broker Third Party	



BUYER		SELLER	
BUYER		SELLER	
BUYER'S Initials HG DI	A Page 3 of 9	SELLER'S Initials KK	
ABS Rev. 01/01/19			

402 Hilkide Circle, West Munrae LA 71271 (5/2022

Failure to deliver the Deposit shall be considered a default of this Agreement. If the Deposit is held by a Broker, it 114

Failure to deliver the Deposit shall be considered a uteration time Argentization in a federally insured banking must be held in accordance with the rules of the Louisiana Real Estate Commission in a federally insured banking or savings and loan institution without responsibility on the part of the Broker in the case of feature or suspension of such institution. In the event the parties fail to execute an Act of Sale by date specified herein, and/or a dispute arises as to eveneship of, or entitlement to, the Deposit or funds held in escrow, the Broker shall abide by the arises as to eveneship of, or entitlement to, the Deposit or funds held in escrow, the Broker shall abide by the 115

116 117 118

- Rules and Regulations set forth by the Louisiana Real Estate Commission. 119

120

RETURN OF DEPOSIT: The Deposit shall be returned to the BUYER and this Agreement declared null and void 121 RETURN OF DEPOSIT: The Deposit shall be returned to the State of the data and the d 122

123 124

2) If this Agreement is subject to the BUYER'S ability to obtain a loan and the loan cannot be obtained, except as stated in lines 72 through 85 of this Agreement, but only if the BUYER has made good faith efforts to obtain the 125 126 127 128 129 130 loan:

3) If the SELLER declares the agreement null and void for failure of BUYER to comply with written document requirements as set forth in lines 80 through 85. 131

4) If the BUYER conditions the Sale Price on an appreisal and the appraisal is less than the Sale Price and the SELLER will not reduce the Sale Price as set forth in lines 97 through 105 of this Agreement;

132 133 134 135 136 5) If the BUYER timely terminates the Agreement after having received the leases or assessments, as set forth in firms 149 through 154 of this Agreement;

137 138 139 140 141 142 143 144 6) If the SELLER is unable to timely deliver to the BUYER an approved serverage and/or water inspection report as set forth in lines 202 through 211

7) If the SELLER chooses not to repair or replace the sewer system(s) as per the SEPTIC/WATER WELL ADDENDUM, and the BUYER terminates the agreement as a result thereof;

145 146 147 8) If the SELLER chooses not to repair or replace the private water well system(s) as per the SEPTIC/WATER WELL ADDENDUM, and the BUYER terminates the agreement as a result thereof;

148 149 LEASES/SPECIAL ASSESSMENTS: The sale is conditioned upon the BUYER'S receipt of a copy of all written 150 eral teases, and unpaid special assessments from the SELLER within five (5) calendar days of acceptance of the Agreement' Special assessments shall mean an assessment levied on Property to pay the 151 152 cost of local improvements imposed by local governmental/governing authority. The BUYER will have five (5) calendar days after receipt of the aforementioned documents to notify the SELLER whether they are acceptable 153 154 to the BUYER. Security deposits, keys/access and leases are to be transferred to the BUYER at Act of Sale.

155 156 157 NEW HOME CONSTRUCTION: If the property to be sold is completed new construction, under construction, or to

A new home construction addendum, with additional terms and conditions, is attached. 158

159 There is no new home construction addendum.

ABS Rev. 01/01/19

160 161 INSPECTION AND DUE DILIGENCE PERIOD: THE BUYER ACKNOWLEDGES THAT THE SALE PRICE OF THE PROPERTY WAS NEGOTIATED BASED UPON THE PROPERTY'S APPARENT CURRENT CONDITION; ACCORDINGLY, INS SELLER IS NOT OBLIGATED TO MAKE REPAIRS TO THE PROPERTY. INCLUDING REPAIRS REQUIRED BY THE LENDER UNLESS OTHERWISE STATED HEREIN. THE SELLER IS 162 163 164 165 RESPONSIBLE FOR MAINTAINING THE PROPERTY IN SUBSTANTIALLY THE SAME OR BETTER CONDITION AS IT WAS WHEN THE AGREEMENT WAS FULLY EXECUTED. 166

BUYER'S Initials H6 DG Page 4 of 9 SELLER'S Initials ZIR _

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402 Hilliste Circle, west Morroe, UA 71291 (15/2022

The BUYER shall have an inspection and due diligence period of (122) calendar days, commencing the first day after acceptance of this Agreement wherein, the BUYER may, at the BUYER'S expense, have any inspections made by expension or others of his choosing. Such physical inspections may include, but are not limited to, inspections for termites and other wood destroying insects, and/or damage from same, molds, and fungi hazards, and analysis of synthetic stucco, drywall, appliances, structures, foundations, root, heating, cooling, electrical, plumbing systems, utility and sever availability and condition, out-buildings, and aquare footage. Other due diligence by the BUYER may include, but is not limited to invastigation into the property school district, insurability, food zone classifications, current zoning and/or subdivision restrictive covenants and any items addressed in the SELLER'S Property Disclosure Document. All testing shall be nondestructive testing. The SELLER agrees to provide the utilities for inspections and immediate access is the property or all utilities are not provided by the SELLER. If the BUYER is not satisfied with the condition of the Property or the results of the BUYER'S due diligence Investigation, the BUYER may choose one of the following options within the inspection and due diligence into: 167 168 169 170 171 174 175

176 177 178 179 180 and due difigence period:

Option 1: The BUYER may elect, in writing, to terminate the Agreement and declare the Agreement null and void;

181 182 183 184 185 185 186 Option 2: The BUYER may indicate in writing the deficiencies and desired remedies and the SELLER will within sevenity two (72) hours respond in writing as to the SELLER'S willingness to remedy those deficiencies ("SELLER'S Response"). 287 288 289 290 291 292 293 https://mac.fema.gov/portal.

CHOICE OF LAW: This Agreement shall be governed by and shall be interpreted in accordance with the laws of

DEADLINES: TIME IS OF THE ESSENCE and all deadlines are final, except where modifications, changes, or some and in writing and signed by all parties to this Agreemant. All "calendar days" as used in this ment shall and at 11:59 p.m. in Louisiana.

ADDITIONAL TERMS AND CONDITIONS:

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「「本語」「「名」」	(Reference)					

308 309 ROLES OF BROKERS AND DESIGNATED AGENTS: Broker(s) and Designated Agent(s) have acted only as real estate brokers to bring the parties together and make no warranty to either party for performance or non-performance of any part of this Agreement or for any warranty of any nature unless specifically set forth in writing. 310 311

BUYER'S Initiats HG	DE	Page 7 of 9 SELLER'S Init	ials <u>XR</u>	
ABS Rev. 01/01/19				

402 Hillside circle, west monroe, LA 71291 1/5/2022

- Broker(s) and Designated Agent(s) make no warranty or other assurances whatsoever concerning Property measurements, square foolage, room dimensions, lot size, Property lines or boundarles. Broker(s) and Designated Agent(s) make no representations as to suitability or to a particular use of the Property, and the BUYER has or will independently investigate all conditions and characteristics of the Property which are important to the BUYER. The BUYER is not relying on the Broker or the Designated Agent(s) both coses a representative to inspect or re-inspect the Property: the BUYER understands any representative desired by the BUYER may perform this function. In the event Broker(Agent(s) provides names or sources for such advice or assistance. Broker/Agent(s) does not warrent the services of such experts or their products and cannot warrant the condition of Property or interest to be acquired or guarantee that all defects are disclosed by the BELLER(S). Broker/Agent(s) does not out of the Growmment's hundred-year flood plan or is or would be classified as wetlands by the U.S. Army Corps of Engineers, or as to the presence of wood destroying insects or dansage there from. The BUYER(s) are to satisfy themselves concerning those issue. Designated Agent (agent face from, The BUYER(s) are to satisfy themselves concerning these. Source Agent Agent and the an independent contractor for Broker (the conditions as set forth in LA R.S. 37.(1446(h) are met.
- 313 314

- 319 320
- 321 322

- 323 324 325 326 327 328

LIST ADDENDA TO BE ATTACHED AND MADE & PART OF THIS AGREEMENT:

329	Contingency for Sale of the BUYER'S Other Property Addendum	Private Water/Sewerage Addendu

Condominium Addendum		Deposit Addendum
FHA Amendatory Clause		
New Construction Addendum		

333 334 335 336 If any of the pre-printed portions of this Ägreement vary or are in conflict with any additional or modified terms on blanks provided in this form or Addendum attached to this Agreement, the additional, modified or Addendum

337 SINGULAR - PLURAL USE: Wherever the word BUYER or the word SELLER occurs in this Agreement or is 338 339 ed to, the same shall be construed as singular or plural, masculine or feminine or neuter, as the case may 340 341

ACCEPTANCE: Acceptance of this Agreement must be in writing. This agreement may be executed by us electronic signatures, in accordance with the Louisians Uniform Electronic Transaction Act. The original of Agreement shall be delivered to the listing Broker's firm. This Agreement and any supplement addendur modification relating hereto, including any photocopy, facsimile or electronic transmission thereof, may executed in two or more counterparts, all of which shall constitute one and the same Agreement. 342

343 344 345 345 346 347 348 NOTICES AND OTHER COMMUNICATIONS: All notices, requests, claims, demands, and other communications In the second se 349 350 351

- 352 353 354 355 356

- The BUYER and SELLER agree the use of electronic documents and digital signatures is acceptable and will be treated as originals of the signatures and documents transmitted in the above referenced real estate transaction. Specifically, the BUYER and SELLER consent to the use of electronic documents, the electronic transmission of documents, and the use of electronic signatures partialing to this Agreemont, and any supplement addendum or modification relating thereto, including but not limited to any notices, requests, claims, demands and other communications as set forth in the Agreement. 357 358 359 360

BUYER'S Initials HG DG Page 8 of 9 SELLER'S Initials ABS Rev. 01/01/19



402 Hillside arche wert Monrol, 1A 71291 US 2022 Property address, street, city, state, 20

XI The BUYER further authorizes his or her agent to electronically deliver notices and other communications to and address he or she provided to his or her agent. Furthermore, the Buyer authorizes the Seller's agent to onically deliver notices and communications to be delivered to the following address:

362	the email address he or she provided to his or her agent. Furthermore, the Buyer authorizes the Seller's agent to
363	electronically deliver notices and communications to be delivered to the following address:
364	
365	BUYER's Agent emeil addross(es):
366	The SELLER further authorizes his or her agent to electronically deliver notices and other communications to
367	the email address he or she provide to his or her agent. Furthermore, the Seller authorizes the Buyer's agent to
368	electronically deliver notices and communications to be delivered to the following address:
369	and a second
Sec. 1	

U	SELLER'S Agent email address(es).
1	The authorization contained in this Section is not an authorization for the Buyer's agent to communicate directly

with the Seller or a Seller's agent to communicate directly with the Buyer.

373 374 CONTRACT: This is a legally binding contract when signed by both the SELLER and the BUYER. READ IT

(Continued to Page 14B)

218/32

PUBLIC NOTICES — Ouachita Parish

(Continued from Page 13B)

this contract or attempting to enforce any obligation or re-	part of this Agreement seek legal advice before signin medy provided herein.
	the sector states and any other
ENTIRE AGREEMENT: This Agreement constitutes the agreements not incorporated herein in writing are void an	e entire Agreement between the palites, and any our
agreements for morphrated neight in which are tool a	
EXPIRATION OF OFFER:	
This offer is binding and irrevocable until UANUAM	1 20.22 at 12:00 AM DPM SNOON. TH
Acceptance of this offer must be communicated to the binding and effective.	offering party by the deadline stated on line 374 to t
Kevin L Roye	X
Bayer's / Seller's Signature Date/Time DAM DPM	Buver's / Seler's Signature Date/TeneDAMDPI
and the sound consists production	
Print Buyer's/Seller's Full Name (First, Middle, Lest)	Print Buyer's/Seller's Full Name (First, Middle, Last)
This offer was presented to the DSeller Buyer by	Day/ Date/ Time AM C PM D NOON
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X Buyer's / Seller's Signature Data/Time AM PM	Buyer's / Seter's Signature Data/Time DAMEP
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	Print Buyer's/Seller's Full Name (First, Middle, Last)
Print Buyer & Seller's Full Name (First, Middle, Lasi)	

102 Hillside Circle, West Menroe, LA 71291 Property address, street, city, state, zip

ABS Rev. 01/01/19

ADDENDUM

Page 9 of 9

Act of Sale to be on or before May 13, 2022	
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402 Hillside Circle, West Monroe, LA 71291

8/8/2022 DATE OCCUPANCY: Occupancy/possession and transfer of keys/access is to be granted at Act of Sale unless otherwise mutually agreed upon in 49 50 51 52

writing.

CONTINGENCY FOR SALE OF BUYER'S OTHER PROPERTY:

This sale is contingent on the sale of other property by the BUYER and the contingency language found either in lines 343-352 or the attached addendum shall apply.

This sale is not contingent upon the sale of other property by the BUYER nor is the fean needed by the BUYER to obtain the Sale Price contingent on the BUYERS sale of any property.

FINANCING:

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103 104 105

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ALL CASH SALE: The BUYER warrants the BUYER has cash readily available to close the sale of this Property.

FINANCED SALE: This sale is conditioned upon the ability of BUYER to borrow with this Property as security for the loan the sum of Involuce once the statement of the second of the seco

Fixed Rate Mortgage Adjustable Rate Mortgage Rural Development VA Guaranteed Mortgage Other IN HOUSE	FHA Insured Mortgage Owner Financing Bond Financing Conventional Mortgage	
The BUYER agrees to pay discount Other financing conditions	points not to exceed	()% of the loan amount

The BUYER acknowledges and warrants that the BUYER has available the funds which may be required to complete the sale of the Property including, but not limited to, the deposit, the down payment, closing costs, pre-paid items, and other expenses. If this sale is a Financed Sale, BUYER acknowledges that any terms and conditions imposed by BUYERS inder(s) for by the Consumer Financial Protection Bureus shall not affect or extend the BUYERS obligation to execute the Act of Sale or otherwise affect any terms or conditions of this Agreement except as otherwise salt on the BUYER shall supply the SELLER written documentation from a lender that a loan application base been made and the BUYER has given written autorization to lender to proceed with the loan approval process within <u>this perpendent</u>) calendar days after the date of acceptance of this offer by both parties. If the BUYER fails to make loan application, and to supply SELLER with written documentation of that application, and BUYERS's mitted and the Agreement and doctare the Agreement null and void, the SELLER written notice of the SELLER's termination. In the event the BUYER has not been the Agreement and doctare the Agreement null and void, by giving the BUYER written notice of the SELLER's termination. In the event the BUYER is not eable to secure financing, the SELLER reserves the right to provide all or part of mortgage loan(s) under the terms set forth above.

93 94 95 96 97 98 99 100 PRORATIONS/OTHER_COSTS: Real estate taxes, food insurance premium if assumed, rents, condominium dues, assessments, and/or other dues owes to homeowners' associations and the like for the current year are to be protated through the date of the Act of Sale. Act of Sale costs, abstracting costs, tilbs search, tilbs insurance and other costs required to obtain financing, stall be paid by the BUYER, unless otherwise stade herein. All necessary tax, motgage, conveyance, release cartificates or cancellations and the SELLER closing (res., if any, shall be paid by the SELLER. The SELLER shall pay all previous years' taxes, assessments, condominium dues, and/or dues owed to homeowner's associations and the like. All special assessments bearing against the Property prior to Act of Sale, other than those to be assumed by written agreement, as of the date of the Act of Sale, are to be paid by the SELLER.

BUYER'S Initials BUYER'S Initials

Rev. 01/01/2022

企 8/8/2022-DATE

AD2 HILLSIDE CIRCLE, WORA MUNNE, LA 71291 PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

APPRAISAL: This sale is NOT conditioned on appraisal. This sale IS conditioned on the appraisal of the Property being not less than APProxing. I has sale is NUI conditioned on appraisal. Up this sale is containable on the appraisal of the "roperty is equal to or greater than the Sale Price. The SLLER agrees to provide the utilities and access for appraisals. If the appraised value of the Property is equal to or greater than the Sale Price. The SLLER agrees to provide the utilities and access for appraisals. If the appraised value is less than the Sale Price, the BUYER shall provide the SLLER with a copy of the appraisal within <u>THECEP</u> (#<u>S</u>) calendar days of receipt of same, along with the BUYER's written request for the SLLER to reduce the Sale Price. Within <u>THECEP</u> (#<u>S</u>) calendar days of receipt of same, along with the BUYER's written documentation of the appraised value, the BUYER shall have the option to pay the Sale Price agreed upon prior to the appraisal or to void this Agreement unless the SELLER agrees in writing to reduce the Sale Price to the appraised value or all parties agree to a new Sale Drice. new Sale Price.

be paid in the form of:

	Cash	(\$) [] Q	ertified Funds	0	S	
	Check	(\$) 🗍 El	ectronic Transfer		s	
	No Deposit						
The	Denosit shall be held by 🗍 Listi	ng Broker 🗍 Sel	ling Broker	Other			

DEPOSIT HELD BY THIRD PARTY: Louisiana Administrative Code Article Title 48, Part LXVII Section 2717 requires that funds received in a real estate sales transaction shall be deposited in the appropriate sales escrow checking account, rental trust checking account or security deposit trust checking account of the listing or managing broker (Broker) unless all parties having an interest in the funds have agreed otherwise in writing. Lagree to have the Deposit related to this transaction to be held by a third party and not in a sales escrow account maintained by the Broker. I understand that the Louistane Real Estate Commission may not have jurisdiction over those third parties holding the funds. There were dist estated addendum and acknowledge the Broker is not legally required to disburse a security deposit in accordance with LAC 4612XVII.2901 when a third party holds the Deposit.

BUYER	SELLERSELLER
BUYER	SELLER
BUYER	SELLER

Failure to deliver the Deposit shall be considered a default of this Agreement, If the Deposit is held by a Broker, it must be held in accordance with the rules of the Louisiana Real Estate Commission in a federally insured banking or savings and loan institution without responsibility on the part of the Broker in the case of failure or suspension of such institution. In the event the parties fail to execute an Act of Sale by date specified herein, and/or a dispute arises as to ownership of, or entitlement to, the Deposit or funds held in escrow, the Broker shall abide by the Rules and Regulations set forth by the Louisiana Real Estate Commission

RETURN OF DEPOSIT: The Deposit shall be returned to the BUYER and this Agreement declared null and void without demand in consequence

nent is declared null and void by the BUYER pursuant to the Due Diligence and Inspection Period as set forth in lines 1) If this Agreement is declared through 250 of this Agreement;

2) If this Agreement is subject to the BUYERS ability to obtain a loan and the loan cannot be obtained, except as stated in lines 88 through 92 of this Agreement, but only if the BUYER has made good failth efforts to obtain the loan;

3) If the SELLER declares the Agreement null and void for failure of BUYER to comply with written document requirements as set forth in lines

4) If the BUYER conditions the Sale Price on an appraisal and the appraisal is less than the Sale Price and the SELLER will not reduce the Sale Price as set forth in lines 101 through 108 of this Agreement;

BUYER'S Initials______BUYER'S Initials______BUYER'S Initials_____ Page 4 of 10 SELLER'S Initials D · L SELLER'S Initials SELLER'S Initials SELLER'S Initials

Rev. 01/01/2022

402 Hillside Circle, West Monroe, LA 7/201 PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP) PRC

5) If the BUYER timely terminates the Agreement after having received the leases or assessments, as set forth In lines 165 through 169 of this

6) If the SELLER is unable to timely deliver to the BUYER an approved sewerage and/or water inspection report as set forth in lines 251

402 Hillside Circle, West Monroe, LA 71291

PRIVATE WATER/SEWERAGE: 251

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254 255

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There is/are ______(#____) private water system(s) servicing only the primary residence, and the attached private tic/Water Addendum inspections shall include only the system(s) supplying service to the primary residence. There is/are ______

are is/are ______(#_____) private septic/treatment system(s) servicing only the primary residence and the attached private Mater Addendum inspections shall include only those systems supplying service to the primary residence. There is/are

There is NO private septic/treatment system(s) servicing only the primary residence

There is NO private water system(s) servicing only the primary residence.

HOME SERVICE/WARRANTY:

NMIX: ranty plan ☐ will / ☑ will not be purchased at the closing of sale at a cost not to exceed (\$_______) to be paid by ☐ the BUYER / ☐ the SELLER. Home Service Warranty will be ordered by

WARRANTY OR AS IS CLAUSE WITH WAIVER OF RIGHT OF REDHIBITION: (CHECK ONE ONLY)

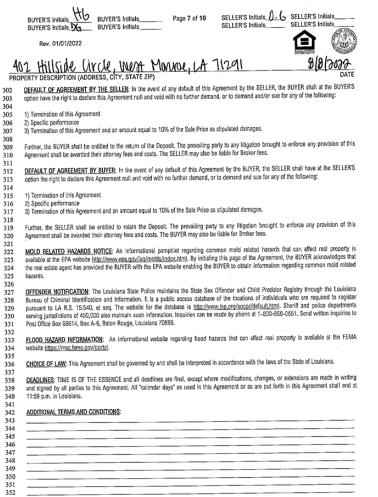
A SALE WITH WARRANTIES: The SELLER and the BUYER acknowledge that this sale shall be with full SELLER warranties as to any claims or causes of action including but not limited to redhibition pursuant to Louisiana Civil Code Article 2520, et seq.

8. SALE "AS IS" WITHOUT WARRANTIES: The SELLER and the BUYER hereby acknowledge and recognize that the Property being sold and purchased is to be transformed in "as is" condition and further the BUYER does hereby waive, relieve and release the SELLER from any claims or causes of action for reditibilion pursuant to Louisiana Civil Code Article 2520, et say, and Article 2541, et say, Additionally, the SUYER acknowledges that this sale is made wilhout warranty of fitness for ordinaty or particular use pursuant to Louisiana Civil Code Article 2524. The SELLER and the BUYER agree that this clause shall be made a part of the Act of Sale.

C. NEW HOME WARRANTIES. Notwithstanding lines 274 through 282 and irrespective of whether A or B above is checked, if the Proj is a new construction, the parties agree that neither A or B will apply but instead the provisions of the New Home Warranty Act (A 8, 93141 et seq), shall apply. The varranty of condition of this Property is governed by the New Home Warranty Act if a home on the Property is a "home" as defined in the New Home Warranty Act.

MERCHANTABLE TITLE/CURATIVE WORK. The SELLER shall deliver to the BUYER a merchantable title at the SELLER's costs (see lines 94 through 100). In the event curative work in connection with the title to the Property is required or is a requirement for obtaining the loan(s) upon which this Agreement is conditioned, the parties agree to and do extend the date for passing the Act of Sale to a date not more than **TEN**______(#_LD), calender days from the date of the Act of Sale adde herion. The SELLER's this shall be merchantable and free of all lines and encumbrances except those that can be satisfied at Act of Sale. All costs and fees required the date line merchantable shall be paid by the SELLER. The SELLER's this Agreement numl and void, reserving unto the BUYER the right to deliver merchantable and the Deposit and to recover from the SELLER actual costs incurred in processing of sale as well as legal fees incurred by the BUYER.

EINAL WARK THROUGH: The BUYER shall have the right to ro-inspect the Property within five calendar days prior to the Act of Sale, or cocupancy, whichever will occur first in order to determine if the Property is in the same or better condition as it was at the initial inspection(s) and to insure all agreed upon repairs have been completed. The SELLER agrees to provide utilities for the final walk through and immediate access to the Property.



Further, the SELLER shall be entitled to retain the Deposit. The prevailing party to any litigation brought to enforce any provision of this Agreement shall be awarded their attorney fees and costs. The BUYER may also be liable for Broker fees.

MOLD RELATED HAZARDS_NOTICE: An informational pamphilat regarding common mold related hazards that can affect real property is available at the EPA website http://www.epa.gov/lag/molds/index.html. By initialing this page of the Agreement, the BUYER acknowledges that the real estate agent has provided the BUYER with the EPA website enabling the BUYER to obtain information regarding common mold related hazards.

OFFENDER NOTFICATION: The Louisiana State Police maintains the State Sex Offender and Child Predator Registry through the Louisiana Bureau of Criminal Identification and Information. It is a public access database of the locations of individuals who are required to register pursuant to LA R.S. 15:540, et seq. The website for the database is <u>http://www.stp.org/soc/defeut.http:</u>. Shoriff and police departments serving jurisdictions of 450,000 also maintain such information. Inquiries can be made by phone at 1-800–858-0551. Send written inquiries to serving jurisdictions of 450,000 also maintain such information. Il Post Office Box 66614, Box A-6, Baton Rouge, Louisiana 70896.

FLOOD HAZARD INFORMATION: An informational website regarding flood hazards that can affect real property is available at the FEMA

CHOICE OF LAW: This Agreement shall be governed by and shall be interpreted in accordance with the laws of the State of Louisiana.

and signed by all parties to this Agreement. All "calendar days" as used in this Agreement or as are put forth in this Agreement shall end at 11:59 p.m. in Louisiana.

ADDITIONAL TERMS AND CONDITIONS

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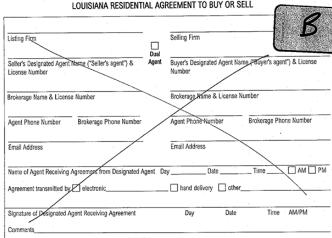
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2/8/2022

BUYER'S Initials H BUYER'S Initials BUYER'S Initials BUYER'S Initials	Page 8 of 10	SELLER'S Initials
Rev. 01/01/2022		
on Hillside Circle, West Ma	NOULA-	11291 9/8/2022

402 Hill Side Ural, West March, LA 71291 PROPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)

- 353 ROLES OF BROKERS AND DESIGNATED AGENTS: Broker(s) and Designated Agent(s) have acted only as real estate brokers to bring the 354
 - her and make no warranty to either party for performance or non-performance of any part of this Agreement or for any



Electronic Notice Authorization

The BUYER further authorizes his or her agent to electronically deliver notices and other communications to the email address he or she provided to his or her agent. Furthermore, the BUYER authorizes the Seller's agent to electronically deliver notices and ications to the Buyer's agent at the email address shown above

The SELLER further authorizes his or her agent to electronically deliver notices and other communications to the email address or she provide to his or her agent. Furthermore, the SELLER authorizes the Buyer's agent to electronically deliver notices and communications to the Seller's agent at the email address shown above.

The authorization contained in this Section is not an authorization for the Buyer's agent to communicate directly with the SELLER of a Seller's agent to communicate directly with the BUYER.

The BUYER and SELLER agree the use of electronic documents and digital signatures is acceptable and will be treated as originals of the signatures and documents transmitted in this real estate transaction. Specifically, the BUYER and SELLER consent to the use

A	relectionic documents, the electronic transmission of documents, and the use or electronic signatures pertaining to this genement, and any supplement addendum or monification relating thereto, including but not limited to any notices, requests, aims, demands and other communications as set forth in the Agreement.
	'S Initials BUYER'S Initials Page 1 of 10 SELLER'S Initials G SELLER'S Initials SELLER'S INI
Re	v. 01/01/2022
٨	02 Hillside Circle, West Monny, 14 71291 8/8/22
PR	DPERTY DESCRIPTION (ADDRESS, CITY, STATE ZIP)
	PROPERTY DEPORIDITION: 1/10/0 offer and arras to Bin/Call the property of
1 2 3	PROPERTY DESCRIPTION: UWe offer and agree to Bury/Sell the property at: (Municipal Address) AOC HUIS (AC Arcie) (To Wight MOWCE): Zip 1221
4	(Legal Description) LOT 14 UNIT I HILUSIDE PARK ADDN
6 7 8	or as per record title; including all buildings, structures, component parts, and all installed, built-in, permanently attached improvements, together with all fonces, security systems, all installed speakers or installed sound systems, all landscaping, all outside TV antennas, all satellite the output of the participant of the partitipant of the partic
9 10	mirrors, all window coverings included but not limited to blinds, drapes, curtains, window shades, window coverings, all associated window
11	doorbells, all windows, all roofing, all electrical systems, all installed security systems, installed generators, auached television mounts, ges
12 13	
14 15	by the SLLER prior to date of this Agreement, standing imber, unitarvesido upps and ungaaneed must or upper of the safe Price are conveyed to the BUYER. The following movable terms here remain with the property, but are not to be considered as part of the Safe Price are transferred without any warranty and have no value:
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24 25 26 27	All items listed herein are included in the property sold no matter how they are attached or installed, provided that any or all of these items an in place at the time of signing of this Agreement to Buy or Sell (the "Agreement"), unless otherwise stated herein. (All of the above contained in lines 2 through 24 are collectively referred to herein as the "Property.") The following items are excluded from the Property sold:
28 29	NA
30	
31 32	
33 34	MINERAL RIGHTS If the SELLER transfers any mineral rights, they are to be transferred without warrandy (0.0.05) of the mineral rights owned by the SELLER are to be reserved and related by the SELLER. The SELLER shall waive any right to use the surface for any source hereaved and related mineral activity or use.
35 36	
37	BUYER SELLER BUYER SELLER
38 39	BUYER BUYER
40	BUYER SELLER
41 42 43	PRICE: The Property will be sold and purchased subject to bile and zoning restrictions, servitudes of record, and law or ordinances affectin the Property for the sum of
44 45 46	ACT OF SALE: The Act of Sale is to be executed before a settlement agent or Notary Public to be chosen by the BUYER, or Set TEMBER 202012 or before if midually agreed upon. Any change of the date for execution of the Act or Sale must be mutually agreed upon in whiting and signed by the SELLER and the BUYER. At closing, the BUYER must provide "good funds" a
47 48	Sale must be mutually agreed upon in writing and signed by the SELLER and the Soliter. At closing, the Soliter must provide good rando a required by Louisiana statute LA R.S. 22:532 et seq.

BUYER'S Initials_HG BUYER'S Initials_HG_	BUYER'S Initials BUYER'S Initials	Page 2 of 10	SELLER'S Initials D.C.	SELLER'S Initials SELLER'S Initials
Rev. 01/01/2022				

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7) If the SELLER chooses not to repair or replace the saver system(s) servicing the Property as per the SEPTIC/WATER WELL ADDENDUM, and the BUYER terminates the agreement as a result thereof;

8) If the SELLER chooses not to repair or replace the private water well system(s) as per the SEPTIC/WATER WELL ADDENDUM, and the as the agreement as a result thereof.

LEASES/SPECIAL ASSESSMENTS: The sale is conditioned upon the BUYER's receipt of a copy of all written leases, excluding mineral leases, and unpaid special assessments from the SELLER within five calendar days of acceptance of the Agreement. Special assessments shall mean an assessment levied on Property to pay the cost of local improvements imposed by local governmental/governing author/by. The BUYER will have five calendar days after receipt of the aforementioned documents to notify the SELLER whether they are acceptable to the BUYER. Security depactive levieloges and leases in the transferred to the BUYER of the default. deposits, keys/access and leases are to be transferred to the BUYER at Act of Sale.

NEW HOME CONSTRUCTION: If the property to be sold is completed new construction, under construction, or to be constructed, check one:

A new home construction addendum, with additional terms and conditions, is attached.

171 172 173 174 175 176 There is no new home construction addendum.

PROPERTY CONDITION

177 178 179 <u>ENDYER ACKNOWLEDGES</u> THAT THE SALE PRICE OF THE PROPERTY WAS NEGOTIATED BASED UPON THE PROPERTY'S APPARENT THE BUYER ACKNOWLEDGES THAT THE SALE PRICE OF THE PROPERTY WAS NEGOTIATED BASED UPON THE PROPERTY'S APPARENT CURRENT CONDITION; ACCORDINGLY, THE SELLER IS NOT OBLIGATED TO MAKE REPAIRS TO THE PROPERTY, INCLUDING REPAIRS REQUIRED BY THE LENDER UNLESS OTHERWISE STATED HEREIN. THE SELLER IS RESPONSIBLE FOR MAINTAINING THE PROPERTY IN SUBSTANTIALLY THE SAME OR BETTER CONDITION AS IT WAS WHEN THE AGREEMENT WAS FULLY EXECUTED. 180 181

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184 185 186 187 188 189

Effect of BUYER'S Failure to Timely Provide Written Termination or BUYER'S Request: Failure of the BUYER to timely provide written notice of termination or a written BUYER'S Request as described in lines 202 through 250 below prior to the expiration of the DDI Period shall be deemed as acceptance by the BUYER of the Property's current condition.

- DDI Period Activities: During the inspection and due diligence period the BUYER may, at the BUYER'S expense, have any inspection
- 190 191 192 193 194 195 196 197 198 199 200 201 DDI Period Advivilies: During the inspection and due diligence period the SUTEX May, at the SUTEX's septexe, taxe any inspections more organisation and the rood estroying insects, and/or damage from same, molts, and fungi hazards, and analysis of synthetic stucco, dywall, supplances, structures, foundations, too have a set of the supplance structures and supplances. Structures, supplances, calcular supplances, structures, supplances, calcular, supplances, structures, supplances, structures, supplances, structures, supplances, structures, supplances, calcular, supplances, structures, supp

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BUYER'S OPTIONS PRIOR TO THE EXPIRATION OF THE DDI PERIOD: If the BUYER is not satisfied with the condition of the Property or th 202 results of the BUYERS due diligence or investigations, the BUYER may choose one of the following options prior to the expiration of the DD Period: 203 204 205

OPTION 1:

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249 250

BUYER'S Initials **BUYER'S** Initials

206 207 A. The BUYER may elect, in writing, to terminate the Agreement and declare the Agreement null and void. 208

Effect of the BUYER'S Termination the Agreement pursuant to Option 1: If the SUYER elects to terminate this Agreement in writing Agreement shall be automatically ipso facto null and void with no further action required by either party except for return of Deposit In BUYER. 211 212

OPTION 2:

A. The BUYER may present a single, complete written list to the Seller of the deficiencies and desired remedies ("BUYER'S Request").

B. If the BUYER selects Option 2, the following process shall appl

(a) SELLER'S w SELLER'S Response to BUYER'S Request: If provided a BUYER'S REQUEST, the SELLER shall respond in writing as to the s willingness to or refusal to remedy any deficiencies identified in the BUYER's Request. Seller's written response shall be ed to the BUYER within 72 hours of receipt of the BUYER's Request ("SELLER'S Response"

Effect of SELLER'S Failure to Timely Respond to the BUYER'S Request: If the SELLER fails to timely respond to the Request in writing within the required time frame, then the BUYER shall have 72 hours from when the SELLER'S Response (b) BUYER'S Request in a was due to notify the SELLER in writing that the BUYER will:

- accept the Property in its current condition; or
 elect to terminate this Agreement.

(c) Effect of the BUYERS Failure to Timely Respond to SELLERS Failure to Timely Respond: If the BUYER fails to provide this notice (lines 224 through 229) in writing within the required time frame, the Agreement shall be automatically, with no further action required by either party, ipso facto null and void except for return of Deposit to the BUYER.

- (a) BUYER'S Response to SELLER'S Response: Should the SELLER in the SELLER'S Response rafuse to remedy any of the deficiencies istad by the BUYER, then the BUYER shall have 72 hours from receipt of the SELLER'S Response or 72 hours the data that the SELLER'S Response was day, whichever is earlier, to take one of the following actions ("BUYER'S Response"). BUYER'S Response shall be provided to the SELLER in writing. 2. (a)

- accept the SELLER'S Response to the BUYER'S Request, or accept the Property in its current condition, or to elect to terminate this Agreement in writing which shall automatically make the Agreement ipso facto null and void with no further action required by either party except for the return of Deposil to the BUYER.
- Effect of BUYER'S Failure to Timely Respond to SELLER'S Response: If the BUYER fails to respond to the SELLER'S cified, then the Agreement shall be automatically, with no further action required by either party, ipso facto null and void except for return of Deposit to the BUYER.

Upon receipt of the written BUYER'S Response to the SELLER'S Response, the SELLER shall not be required to remedy any additional deficiencies requested by the BUYER unless the parties enter into an additional agreement in writing,

BUYER'S Initials	BUYER'S Initials BUYER'S Initials	Page 6 of 10	SELLER'S Initials	SELLER'S Initials
Rev. 01/01/2022				

Broker(s) and Designated Agent(s) make no warranty or other assurances whatsoever concerning Property measurements, square foolage, room dimensions, lot size, Property lines or boundaries. Broker(s) and Designated Agent(s) make no representations as to suitability or to a particular use of the Property, and the BUYER has or will indipendently investigate all conditions and characteristics of the Property which are important to the BUYER. The BUYER is not relying on the Broker of the Designated Agent(s) to choose a representations to inspect or re-inspect the Property, the BUYER understands any representative desired by the BUYER may perform this function. In the event Broker/Agent(s) provides names or sources for such advice or assistance, Broker/Agent(s) does not warrant the son/cise of such expects or their products and cannot warrant the condition of Property or interest to be asolined or guardined that all defects are disclosed by the BLELER(s). Broker/Agent(s) do not investigate the status of permits, zoning, code compliance, restrictive covenants, or Insurability. The Broker(s) and Designated Agent(s) specifically make no warrantly whatsoever as to whather or not the Property is situated in or out of the Government's hundred-year flog plan or is or would be desisted as weathoad by the USL RM(s).

366 367 368 369 LIST ADDENDA TO BE ATTACHED AND MADE A PART OF THIS AGREEMENT: 370 371 372 373

	Private Water/Sewerage Addendum Deposit Addendum
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If any of the pre-printed portions of this Agreement vary or are in conflict with any additional or modified terms on blanks provided in this form or Addendum attached to this Agreement, the additional, modified or Addendum provisions control.

SINGULAR - PLURAL USE: Wherever the word BUYER or the word SELLER occurs in this Agreement or is referred to, the same shall be ral masculine or feminine or neuter, as the case may be,

ACCEPTANCE: Acceptance of this Agreement must be in writing. This agreement may be executed by use of electronic signatures, in accordance with the Louisiana Uniform Electronic Transaction Act. The original of this Agreement shall be delivered to the listing Broker's firm. This Agreement and any supplement addendum or modification relating hereto, including any photocopy, facsimile or electronic transmission may be executed in two or more counterparts, all of which shall constitute one and the same Agreement

NOTICES AND OTHER COMMUNICATIONS: All notices, requests, claims, demands, and other communications related to or required by this Agreement shall be in writing. Notices permitted or required to be given (excluding service of process) shall be deemed sufficient if delivered by (a) mail, (b) hand delivery; (c) overlight deliver; (d) fassimile; (e) email, or (f) other e-signature transmissions addresses to the respective parties may designate by addresses of the parties as written on the first page of this Agreement or at such other addresses as the respective parties may designate by

CONTRACT: This is a legally binding contract when signed by both the SELLER and the BUYER, READ IT CAREFULLY. If you do not effect of any part of this Agreement seek legal advice before signing this contract or attempting to enforce any obligation of

387 388 389 390 391 392 393 394 395 396 397 398 ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between the parties, and any other agreements not incorporated herein in writing are void and of no force and effect.

BUYER'S Initials	Page 9 of 10 SELLER'S Initials <u>0.</u> SELLER'S Initials SELLER'S Initials SELLER'S Initials
AD HILLINDE UNCLINENT MUN PROPERTY DESCRIPTION (ADDRESS, CHY, STATE ZIP)	WORLA 71291 918/2072
399 EXPIRATION OF OFERE: This offer is brinding and inrevocable until <u>August 12</u> The Acceptance of this offer must be communicated to the offer X <u>AUMWAUL</u> ACC	20 20 21 at 12:00 AM PM NON. Iring party by the deadline stated on line 400 to be binding and effective.
Buyer's/ Seller's Signature	Buyer's/
X Buyer's/ Seller's Signature	X Buyer's/ Selier's Signature
	Date/Time AM PM NOON
Hannah Givens	Destin Givens
Print Buyer's/Seller's Full Name (First, Middle, Last)	Print Buyer's/Seller's Full Name (First, Middle, Last)
Print Buyor's/Seller's Full Name (First, Middle, Last) This offer was presented to the Seller Buyer by	Print Buyer's/Seller's Fuli Name (First, Middle, Last)
Day/ Date/ Time AM PM NOON	
This offer is: Accepted Rejected (with	nout counter) Countered (See Atlached Counter) by:
Buyers X Seller's Signature	Buyer's/ Seller's Signature
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Donnie Griftith	
Date/Time AM PM NOON	Date/Time AM PM NOON
Print Buyer's/Seller's Full Name (First, Middle, Last)	Print Buyer's/Seller's Full Name (First, Middle, Last)
Print Buyer's/Seller's Full Name (First, Middle, Last)	Print Buyer's/Seller's Fuil Name (First, Middle, Last)
This offer was presented to the Seller D Buyer by	
Day/ Date/ Time AM PM NOON	

(Continued to Page 15B)

www.ouachitacitizen.com

PUBLIC NOTICES — Ouachita Parish

(Continued	l from	Page 14B)	

Page 10 of 10



402 Hillside Circle, West Monroe, LA 71292 Property address, street, city, state, zip

ADDENDUM

The following terms are added to the Louisiana Residential Agreement to Buy or Sell dated <u>03/08/2022</u> (the "Agreement) between Buyer and Seller attached hereto. If any of the handwritten terms on this Addendum vary or conflict with the preprinted portions of the Agreement, the handwritten portions of this Addendum shall control.

E.	xpiration of offer to be on or before August 16, 2022.	
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-	All other terms of the Agreement remain unchanged.	
-	All other terms of the Agreement remain unchanged.	
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FHAVA Case No.

e:	Property:	402 Hillside Cir	
		West Monroe, LA 71291	
	Borrower:		
	File No.:	ab-0622102	
	ion of Value: \$	68,000	
Ha	then Date:	002020000	

David Aaron Booth, LLC 1502 Lamy Ln Monroe, LA 71201-3734 (318) 387-6600

68/25/2022 Estate of Paula Roye

145 Lakeview Rd

West Monroe, LA 71292

The purpose of this appraisal is to provide an opinion of the market value of the property der cribed in this acc ppraisal report, as im Ige 4 of the main bod reship. The definition of market value, as defined by FIRREA is on ee simple title of ov ody of this ify states that the market value of a property is that price a which a property will sell when a buyer and a seller are with each party acting in their own best interest, and the property is property exposed to the open market for a reasonable ed by listing with a local realtor. When a sollor is under pressure to sell, or when a property is not a buyer has a friendly or familial relationship with the seller, properties often sell below market value of the the seller of the selle rket, or when a buyer has a friendly or familial refatio

ven in this report assumes the subject will be properly exposed to the market, and that the arice for the

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and eity, and an economi analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practico.

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				for sale or has it		cifiered for sale								01.5		112 months					_
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Exterior-Only Inspection Residential Appraisal Repor companiale properties currently othered for sale in the subject adiptochtood ranging in price from \$ 88,000 companiale sales in the molect adiptochtood visitin the post backwe months analyse is sole price from \$ 80,000

FRAVA Case No.

Address 402 Hillside Cir		401 Hiside Cir		310 HIDER DF		the state of the s					
West Monroa, LA	71291	West Monroe, LA 712		West Monroe, LA 71	291	West Monroe, LA 71291					
Proximity to Subject		0.03 miles S		2.72 miles E		5.13 milas E					
Sale Price	\$		\$ 100,000	COMPANY OF ALL	\$ 108,771		\$ 80,00				
Sale Price/Gross UV, Area	\$ 52.38 54.8	\$ 69.44 tot		\$ 71.33 145		\$ 78.92 54.1					
Data Source(s)		MLS# 198153;DOM	90	MLS#198903;DCM 4		MLS#200905;DOM 50					
Vertification Source(it)	STORAGE STORAGE	Assessor Recs/Realt	or	AssessorRecs/Appri	iles/Realtor	Assessor Recs/Realt					
VALUE ADJUSTMENTS	DESCRIPTION	RESCRIPTION	+(-) \$ Adjustment	OESCRIPTION	+(·) \$ Asjustment	DESCRIPTION	+(-) \$ Adjustment				
Sales of Financing	and the second second	ArmLth		ArmLth		ArmLth					
Concessiona	and the second second	RH:0		FHA:3000		Cash;0					
Date of Sala/Time	EAR AN	s10/21;c08/21		s10/21;c09/21		\$05/22:003/22					
Location	N:Res:	N:Res:		N;Res;		N:Res;					
Leasthold/Fee Striple	Fee Simple	Fee Simple		Fee Simple		Fee Simple					
Ste	8712 sf	9540 st	0	12289 sf	-8,000	7500 sf	-8,00				
View	N:Res:	N:Res:		N;Res;		N;Res;					
Design (Style)	DT1;Ranch	DT1:Ranch		DT1;Ranch		DT1;Nationai					
Quality of Construction	C4	04		Q4		Q4					
Actual Age	43	37	(59	+3,200		+4,40				
Condition	C5	C4	-20,000	C4	-20,000	C4	-20,00				
Above Grade	Telsi ödnms. Balins	Total Belena, Balte		Total Bolanta. Ballis		Total Boins. Eaths					
Room Count	7 4 2.0	7 4 1.1	+1,500		(5 3 1.0	+3,00				
Gross Living Area	1,241 \$45	1,440 83.8	-6,965	1,525 44	-9,940		+7,03				
Basement & Finished	Ost	Osf		Osf		Osf					
Rooms Below Grade											
Functional Utility	Aworage	Average		Average		Average					
Heating Cooling	CHAC	CHAC		CHAC		CHAC					
Enorgy Efficient North	Ins, Windows	Ins. Windows		Storm Caps		0 None	+5				
Garage/Curport	1co2dw	2dw	+1,500	2cp2dw		0 1cp2dw					
Porch/Patitu/Deck	CvdPrch/OpPtio	CvdPtio/Stoop		CvdProh/EncPatio	-1,00	0 Cvd Porch	+5				
Fireplaces	None	Fireclace	-50	None		None					
Kitchen	Average/Fair	Average/Good	-5,00	Average/Good		0 Average	-2,0				
Other	None	Fence	-1,50	Fno/Cutbidag		0 None					
Net Adjustment (Tots)	and the second		s -30,95		\$ _44,74		\$ -14,5				
Adjusted Sale Price	and the second	Not AG. 31.0 %		Net Ad, 41.1 %		Not Adj. 18.2 %					
of Comparables	and the second	Gross A.S. 37.0 %	\$ 69.03	Gross Ad. 47.0 \$	\$ 64,03	Gross Ad. 56.8 *	\$ 85,4				

leta Source(s) MLS, Tax A leport the results of the research and an Infem	ssessor alysis of the prior sale or transfer Itstory of the Suburgit	subject property and comparable sales (report adda COMPARABLE SALE #1	Ional prior sales on page 3). COMPARABLE SALE #2	COMPARABLE SALE #3
Tate of Prior Sale/Transfer				
hice of Prior Sele/Transfer		-		
lata Source(s)	MLS, Tax Assessor	MLS, Tax Assessor	MLS, Tax Assessor	MLS, Tax Assessor
iffective Date of Data Source(x)	08/22/2022	08/22/2022	08/22/2022	08/03/2022
Summary of Sales Comparison Approach	Very few properties in	the subject's condition are placed on \$	he open market, and as a result, then	e are very few sales of such
		n the subject's condition are placed on fl ended area. Sales #1-3 closed within the		

callo value by calle doi	shered a solution		00,00	9 3							_			_	_	_		_	_
aled Value by: Sales Comparison Approach \$				68,000							Income Approach (It developed) \$								
e sales comparisor																			
veloped as it was n	ot necessary	to develop	credible n	esuits en	d is diffe	o of fluc	omplete c	n drive-	by ass	ignme	nts, T	he income	approach	was r	iot de	weloped for	lack of	f tental	
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appraisai is made	X 56.	Satj	0 11 10 0	ecilities.	per pla	ಜ ಕಿಸಿದೆ	ಭಜಗೆಯ	ns ph	the	basis (of a	hypothetical	0000000	88	se	ingenerated	33.8	0050	

or diāci conditions, and appraiser's cardi \$ 68,000 .ss of Freddie Mac Form 2055 March 2005 cartitication, my (our) opinion of the i this report la 06/22/2022 , Knon & UAD Version 9/2011 and the effective date of this approlaal. Page 2 of 6 Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE Exterior-Only Inspection Residential Appraisal Report File # ab-0622102 it for the ophion of site whe (summary of comparable land sales or other methods tor estimating site value) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW OPINION OF SITE VALUE 1,241 StP.@\$ DIVELLING ક્ષેત્ર હુર Garage/Carport Total Estimate of Cost-New Physical Functional Externa Less Deneràtica "As-Is" Value of Site Impo Years INDICATED VALUE BY COST ARRENDED h Life (HDD and VA on Wat TO YALLS (* a) I'M a With Far no Wath (including support for market rest and GRM) Stand Free Stand of the Neuroscient Associates (SCAP) Stand Television (SCAP) Standar Television (SCAP) Standar Television (SCAP) Standar Standard Stan de the following bi Name of Project Total number of units Yotal oumber of units sold number of phases number of units rented taal tocker an artiss
 vical solver's to last sole
 Tool in number of outs sole
 Tool in number of outs for sale
 Dials source(s)
 stored noting solething(s) into a FUDO?
 Too
 Too
 Tool
 the protect contain any te units, common elements, and recreation facilities complete? Yes No II No. describe the status of completion ce the common elements leaved to or by the Homoowers' Association? 🛛 Yes 📋 No. If Yes, describe the solid terms and opticus. be conston elements and recreational facilities. UAD Version 9/2011 Page 3 of 6 Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE Exterior-Only Inspection Residential Appraisal Report File# ab-0822102 This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

Farmie Mae Form 2055 March 200 FHAV/A Case No. Note: The statish and interior photos contained in this report ware taken from a previous appraise! I supervised in Februry of 2022. I am making an autoarchistry assumption that the subject is in essentially the same condition as it was at that time. Fannie Mae Forna 2055 March 2005 FHAVVA Case No. This appraisal report is subject to the following scope of work, intended use, intended use, definition of market value, attainment of assemptions and limiting conditions, and certifications. And Certifications, addSores, or calelions to the intended use, lintended use, defitition of market value, or assumptions and limiting occutions are not by permitted. The appraisal more may expand the scope of work to induce any additional research or analysis necessary based on the complexity of this adpartial assignment. Moderations or devices to this appraisal report, such as those regulard by law or those related to the appraisar's continuing educations or membership. In an appraisal report, such as those regulard by law or those related to the appraisar's continuing educations.

the passing of the from seller to buyer under conditions whendy: (1) buyer and seller are typicary innovations are well informed or well advised, and each acting in what he or she considers his or her own best inferent; time is allowed for exposure in the open matter (2) payment is made in herms of cash in U.S. obtains or is anangements comparable thereis; and (5) the price represents the normal consideration for the property sold spaced or creative financing or sales concessions" granted by anyone associated with the sate.

Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments en nocessary for those costs which are normally paid by salers as a result of tradition or law in a market areas: these costs are needly identificate since the saler pays these costs in virtually all sales transcitors. Special or creative financing adjustments can be made to the comparable project by comparisons to transcript energies. The data of the party institutional individual of the cost of the comparable project by comparisons to transcript energy to enductable or an enclance individual cost of the financing or concession but the other amount of any adjustment should and be enclanded actions to the financing or concession but the other amount of any adjustment should and percentile market's method.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject

not be responsible for matters of a legal nature that affect rmallon that he or she became aware of during the resear the title is good and marketable and will not render any invol this appraisal.

appraiser has examined the available flood maps that are provided by the Federal r data sourceal and has noted in this appraisal report whether any portion of the subject Special Rood Hazard Aras. Because the appraiser is not a surveyor, he or she mai regarding this determination. (or oti identifiei implied,

will not give testmony or appear in court because he or she made an appraisal of the propeny in question, rranaements to do so have been made beforehend, or as otherwise required by law.

e appraiser has noted in this appraiseal report any adverse conditions (such as needed repairs, deterioration, the operation wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or observe avant of during the research inverted in performing this appraisal lubes otherwise statuct in this appraisal tables otherwise statuct in this appraisal tables otherwise statuct and the performing of unappraised adverses considered of the subject property wastes, toxic substances, or adverse considered of the avantes, toxic substances, as environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no rais and makes no guarantees reverses or implicit. The appraiser will not be responsible for any such are the avantees, toxic substances, and the low appraiser is not at minima or varianting, supers or implicit. The appraiser will not be responsible for any such are the superstrip of tables. The appraiser will not be responsible for any such are the superstrip table required to discover whether such conditions exist. In the list of environmental bazands, this appraised must not be considered environmental bazands, the appraiser of the property.

5. The appraiser has based his or her appraisal report and valuation enclusion for an appraisal that is subject to a completion, repairs, or elterations on the assumption that the completion, repairs, or elterations of the subject properly performed in a professional manner.

dde Mac Form 2055 March 2005	UAD Version B/2011	Page 4 of 6	Fannie Mae Form 2055 March 2005
	Form 2055UAD - "TOTAL" appr	alsal software by a la mode, inc 1-800-ALAMODE	

		FHAVA Case No.

10.0	-> -> -> ->	

Exterior-Only Inspection Residential Appraisal Report The Appraiser certifies and agrees that: APPRAISER'S CERTIFICATION: I have, at a minimum, de his appraisal report. oped and reported this appraisal in accordance

i a visual inspection of the enterior a vemants in factual, specific terms. I structural integrity of the property. areas of the subject property Identified and reported the Evability. that affect the

ed this appraisal in accordance with y the

ment. I Indicated lify that

of, verified, analyzed, and reported on the prior of sale of the comparable sale, unless otherw

used comparable sales that are li

sales that were the result of combining a land sale with the

knowledge and experience in appraising this type of

have access to, the necessary and appropri ords, public land records and other such

obtained the information, estimates, and opinions furnished by other parties and sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to it property, and the proxisity of the subject property to advess influences in the development of my have noted in this apprisal report any adverse confilms (such as, but not fimited to, needed by researce of harantons waster, budy subject property or bat I became avere of during the research involved in performing the approximations of the property value, and have reported on the effect of the communicability of the subject property.

 I have not knowingly withheld any signific statements and information in this appraisal cant information from this appraisal report report are true and correct. and, to

analysis,

bject of this report, and I have no transaction. I did not base, either report on the race, color, religion, owners or occupants of the subje ' property or on any other basis r 17. I have no present or prospective interveit in the property that is the subject of bis prompcifies personal interveit or bias with respect to the participants in the transaction, completible, may analysis and/or contine of market value. In this segminal respect on the stabut, handbeap, familial tabuts, or mational origin of either the prospective owners or prosect owners or concepting to the properties in the vicinity of the subject property or protect owners.

18. My employment and/or comparisation for performing this appretial or any fature or anticipated conditioned on any agreement or uncertailoring, written or otherwise, that I would report (or prese protectminised specific value, a protectmined influentimum value, a strate or direction to value, as the any party, or the attainment of a specific result or occurrence of a specific subsequent event (such motigate) tion a specification. appraisals v it analysis that favors support the

essonally prepared all conclusions and coinkuns about the real estate that were set in significant real property appraisal assistances from any ideoxidual or indexidual report. In service and another, it have assured such indexidually and calcoload report. V servicy that any indexidual so named is qualited to perform the tasks. If the two is the service and report. Indexidual, and calcoload the form in this approbation report. In service, any change must to this expanded the form its the service and report. Indexidual service and the service and forth in this apprain the performance the specific tasks -have not authorize in to thia make performed anyone b b will chang

Page 5 of 6 Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

UAD Version 9/2011

Exterior-Only Inspection Residential Appraisal Report Fle# ab-0822102

FHAVA Case No.

20. I identified the lender/dilent in this appraisal report who is the individual, organization, or ordered and will receive this appraisal report. ation that agent for the

21. This tender/client may disclose or distribute this appraisal report to: the borrower; another tandor at borrower; the mortgage or its successors and assigns; mortgage linsures; government sponsors protectional appraisal organizat approx, or instrumunative of the Linked States; and any state, the District of Columbia, or other jurit sponsors; protectional appraisations or supporting (in sponsors; protectional appraisation or sponting). The District of Columbia, or other jurit sponsors; protectional approx, or instrumunative of the Linked States; and any state, the District of Columbia, or other jurit sponsors; protections or supporting (including, bot not limited to, the public through the distribute model). request of the borrower; secondary agency, o obtain th report ma relations. enterprises; ons; any dictions; with od before jurisdi

The value co led are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Four comparable sales from the subject's broader market area were considered in reaching an opinion of the current market value of the subject. The sales prices of these properties were analyzed and adjustments were made to these properties based on alleteness between them and the subject. After adjustments the comparable sales used in the report indicate a neuroadia range of values them SAD(31 Cor)26(5), which supports the adopted value of \$68,000.

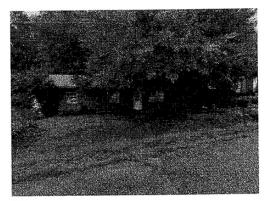
MY OPINION OF THE CURRENT MARKET VALUE OF THE SUBJECT IS \$68,000.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

David aborto

David Aaron Booth License or Certification #: 1517 State: LA Expires: 12/31/2022 aaron_booth@comcast.net



APPRAISAL OF REAL PROPERTY

LOCATED AT: 402 Hillside Cir LOT 14 UNIT 1 HILLSIDE PARK ADDN West Monroe, LA 71291

> FOR: Estate of Paula Roye 145 Lakeview Rd West Monroe, LA 71292

> > AS OF: 08/22/2022

BY: David Aaron Booth of David Aaron Booth, LLC 1502 Lamy Lane Monroe, LA 71201

David Aaron Booth

FHAVA Case No.

ntial Annraical Report

E .	tenor-only inspection Residential Appraisal Report	He# ab-0822102
The purpose of this summery appraisal report is to	revice the knotechiest with an accurate, and adequately supported, opini	ion of the market value of the sellipol property.
Picpety Address 402 Hillside Cir	City West Monroe	State LA 3p Code 71291
Bonower	Everer of Public Record Dogan L Roye, et al	County Outachika
Legil Description LOT 14 UNIT 1 HILLSIDE PARK AU	DN	
Assessor's Parcel # 25311	Tax Year 2022	R.E. Taxas \$ 1,008
Neighborhood Name Hälside Park	Map Reference 33740	Census Tract 0053.03
Occupant 🗌 Owner 🗌 Tenant 🔀 Vecant	Special Assessments \$ 0	HOY 2 D tal Ask to be used
Property Rights Appraised 🗙 Fee Simple 🗌 Leane		
Assignment Type Purchase Transaction Re	whee Transaction X Other (distorial) Opinion of market value	

SOOPEOFWORK: The socces of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, inclusing the totolowing definition of market value, statement of assumptions and inhibito conditions, and certifications. The appraise must, at a minimum: (1) perform a visual impaction of the example sales from at least the street, (2) impact the mightorhood, (3) inspect each of the comparable sales from at least the street, (4) minimum and the mightorhood, (3) inspect each of the and (5) might his or her analysis, ophistics, and conductions in this appraisal moont.

The appraiser must be able to obtain adequate information about the physical characteristics (inclusing, but net limited to, condition, neem count, groots living area, etc.) of the subject prosety from the extend-only inspection and instable public and/or private sources to perform this appreciate this appreciate much use the same type of class sources that he or take uses for comparable states such as, but not limited to, multiple listing services, tax and assessment moords, prior inspections, appraisal filter, information provided by the projectly owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

10N OF MARKET VALUE: The most probable price which a property should bring in a competitive and open under all conditions requirile to a fair sale, the buyer and saler, each acting proximally, increating and assuming ce is not stretted by under saltmails. Implicit in this definition is that construmention of a sale act is specified due and DEFINITION OF MARKET VALUE:

laws and regulations. Further, I am also subject that pertain to disclosure or distribution by me.

23. The borrows:, another lender at the negatat of the borrower; the montpages or its successors and assigns, montpages insures, government sportsected enterprises, and other secondary market participants may rely on this sportails report as part of any montpage finance transaction that involves any one or more of these participants.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable lecteral and/or state laws (cockdeling audio and video recordings), or a ficularitie transmission of this appraisal report containing a copy or representation of my signature, the appulsal report shall be as effective, enforceable and video as it a polar vanish of this appraisal report www of elevend occasiling my original indus written signature.

25. Any intensional or modilgunt misrepresentation(s) contained in this appraisal report may result in civil lability antifor ortifical penalties including, but not insted to, fine or imprisonment or both under the provisions of Tota 18, United States Code, Section 1001, et eco., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

I accept full responsibility for the contents of this appraisal report including, but not Emited to, the appraiser's analysis, opinions statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal and is acceptuable to perform this appraisal ender the applicable state law.

appraistal report complies with the Uniform Standards of Professional Appraistal Practice that were adopted and for by the Appraisial Standards Board of The Appraistal Foundation and that were in place at the time this appraistal was prepared.

5. It this appreisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding axels and vices recordings), or a facetime famousiticant of this separate reports are report containing a contraction of my signature, the appendix freed transmit the record and or the appreciate and valid as if a paper version of this appraisal report were defined containing my original hand written signature.

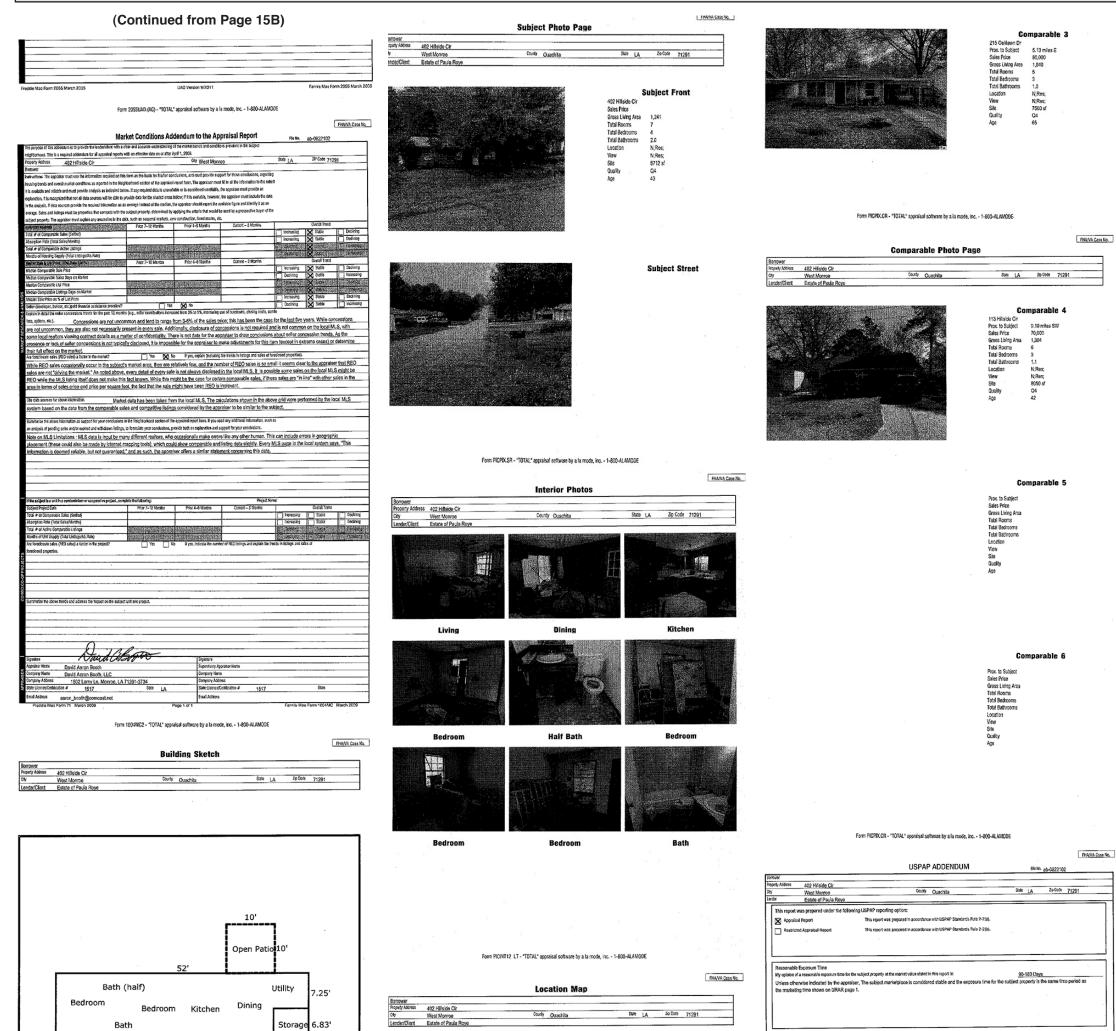
APPRAISER Q 100		SUPERVISORY APPRAISER (ONLY IF REQUIRED)	
signature Naud albor	MO	Signature	
Name David Aaron Booth		Name	
Company Name David Aaron Booth, LLC		Company Name	
Company Address 1502 Lamy Ln		Company Address	
Monroe, LA 71201-3734			
Telephone Number (318) 387-6600		Telephone Number	
Email Address aaron_booth@comcast.net		Email Address	
Date of Signature and Report 08/25/2022		Date of Signature	
Effective Date of Appraisal 08/22/2022		State Certification #	
State Certification # 1517		or State Ucense #	
or State License #		State	
or Other (describe)	State #	Expiration Date of Certification or License	
State LA			
Expiration Date of Certification or License	12/31/2022	SUBJECT PROPERTY	
ADDRESS OF PROPERTY APPRAISED		Did not inspect exterior of subject property	
402 Hillskie Cir		Did inspect exterior of subject property from street	
Vest Monroe, LA 71291		Date of Inspection	
APPRAISED VALUE OF SUBJECT PROPERTY'S	68.000		
LENDER/CLIENT	66,000	COMPARABLE SALES	
Name No AMC		 Did not inspect exterior of comparable sales from st 	trant
Company Name Estate of Paula Roya		Did inspect exterior of comparable sales from street	
Company Address 145 Lakeview Rd, West Mon	oe, LA 71292	Date of Inspection	
Email Address			
Freddle Mac Form 2055 March 2005	UAD Version 9/2011	Page 6 of 6	Fannie Mae Form 2055 March 2005

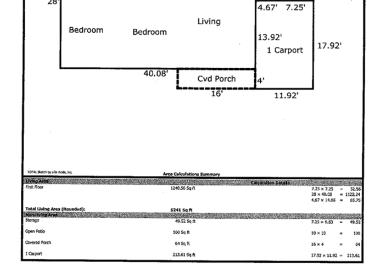
Form 2055UAD - "TOTAL" appraisal software by a ia mode, inc. - 1-800-ALAMODE

Exterior-Only Inspection Residential Appraisal Report

Exterior-Only Inspection Residential Appraisal Report																		
FEATURE		SJBJECT			COM	PARABLE	SALE #	4	_	CON	PARABLE	SALE Ø	5		C36	IPARABUS	ESPLE# S	
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Sale Price/Bross Lin. Area	\$	52.3	8 sat	5	53.63	SQ.FL			\$		54.T.			\$		গ্র		
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Concessions		1.12		Unkno					<u> </u>					-				
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View	N;Res			N;Res					-	_				-				
Design (Style)	DT1:F	Canch		DT1:R	anch				-					-				
Duality of Construction	Q4			04		-	<u> </u>	0	-					+				
Actual Age	43		_	42					<u> </u>					+				
Condition Above Grade	C5 Tetal	Scirats.	Baltes	C5 Tetal	Edma.	5283	-		Teta	Bokma,	- Cutts	-		Total	Bórns,	Detta		
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Heating/Cosiling	CHA			CHAC					1			_						
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Gerape/Carport	1cp20		<u> </u>	1co1d										1				
PorchPatoDeck		rch/Opi	Ptin	Cvd P				+500										
Fireclaces	None			None	0.011			- 200	1									
Kitchen		aqelFair		Avera	e e			-2,00										
Dther	None			Fence				-1,500						1				
Net Adjustment (Total)	100	11.12		X		٦·	\$	49	si C		l.	\$)+		\$	
Adjusted Sale Price	R.M.			Not Adj		0.7%			NN AC		\$			Not A		*		
of Comparables			24	Gross A			S	70,49	Groas	A5,	×			Gross	MI.	<u> </u>	5	
Report the results of the research and ano	hysis of t	he prior si			ly of line s	sbject pr		comporable solos	(report	adddicrai (cher salos	en page	39.		_			
ITEM			5	UBJECT			0	omparable sa	Εø	4		COMPAG	ABLE SALE #	5		COMPA	RABLE SALE #	6
Date of Prior Sald/Transfer					-				_					_	1			
Price of Prior Sale/Transfer				_					_		<u> </u>		_	_		_		
Data Source(s)		MLS, T		85807				ex Assessor										
Effective Date of Data Strarce(s) 08/22/2022					03/08/20	021		_	1	_								
Analysis of prior sale or transfer history of	ritte sub	ject propa	rty 210 00	тралове	sales													
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Anitysis/Comments											_							
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(Continued to Page 16B)





28

Form SKT.BLDSKI - "TOTAL" appraisal software by a ia mode, Inc. - 1-800-ALAMODE

 Acrial View

 Montel
 Control View

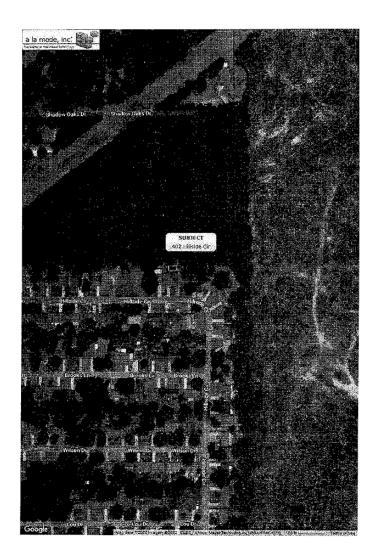
 Strate
 Control View

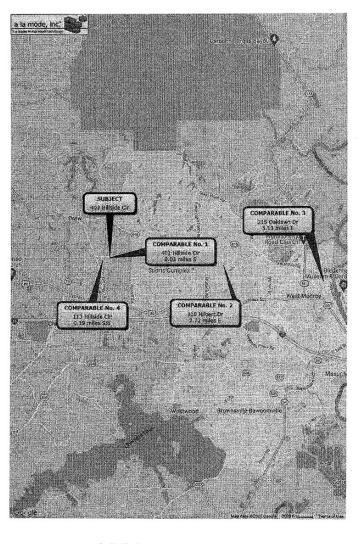
 Very Accuse
 Control View

 V
 Weak Manue

 Control View
 Strate

 Very Accuse
 Control View





Form MAP.LCC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Eorrower			1000					
Property Address	402 Hiliside Cir							
Dity	West Monroe	County	Ouachita	State	LA	Zip Code	71291	
and an Initiana	Estate at Day to Days							





	mparable
401 Hiliside Cir	
Prox. to Subject	0.03 miles S
Sales Price	100,000
Gross Living Area	1,443
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	9540 sf
Quality	Q4
Ane	37

FHAVA Case No.

Comparable 2 310 Hibert 07 Prox. 15 8/367 Sales Price 2,72 miles E Sales Price 2,72 miles E Sales Price 2,77 Total Backoros 3 Total

	I HAVE performed services, as an appraiser or in another capacity, reparding the property the property the property the property of the another capacity, reparding the property of the pro	that is the subject of this report within the three-year dia the command hidden
	The statements of fact contained in this report are true and correct. The reported analyses, optimate, and conclusions are thinking only by the reported as provided as provided as a processional analyses, optimate, and conclusions. I have no person of or prospective interest in the property that is the subject of this response of the property that is the subject of this response of the property that is the subject of the response of the device of the property that is the subject of the response of the device of the property that is the subject of the response of the device of the response of the utility of the context of the device of the true of the device of the	sumptions and limiting conditions and are my personal, invantial, and unbiased inter knowled with this assignment. predetermined results, minimum valuation, specific valuation, or approval of a loan. ment or recording of predetermine value or reaction in value that favors the clause of the surposed, an outperformance value or reaction in value that favors the clause of the surposed, an conformity with the Uniform. Standards of Professional Appendial Practice that a the value of this report. In pick certification.
	Additional Comments	
I	I previously supervised an appraisal of the subject on 02/25/2022.	
1		
I	APPRAISER:	SUPERVISORY APPRAISER: (anly if required)
I	David Cillanto	
I	South Caul Control	Soutan:
I	Naroe: David Aaron Booth	Native:
1	Cate Signed: 08/25/2022	Date Spind:
1	State Ontification #: 1517	State Certification #:
1	er State License #:	er Stale License Ø:
	Sizhk LA	Sute:
1	Expiration Date of Certification or License: 12/31/2022	Expiration Date of Conflication or License:
	Efective Dats of Approximal: 08/22/2022	Supervisory Appraiser Inspection of Subject Property:
L		
	Form ID14AP - "TOTAL" appraisal so Supplemental Ad	Iterare by a la mode, inc 1-800-ALAMODE
-		

Additional Certifications I certify that, to the best of my knowledge and telefit

med services, as an appraise; or in a

Linear NOT nerfo

Borrower			
Property Address	402 Hillside Cir		
Chy	West Monroe	County Ouachita	Sine LA Zo Code 71291
Lender/Oient	Estate of Paula Roya		

Intended Use: The Intended Use of this appraisal report is to evaluate the property that is the subject of this appraisal for estate settlement purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value, as defined by FIRREA and located on Page 4 of the 2055. No additional intended use if Identified.

Intended User: Ronnie Griffith, Donnie Griffith, David Loveridge, Destin Givens, and Hannah Givens are the intended users of this appraisal report. No additional intended users are identified.

Scope of Work: The Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Foundation requires the appraiser to identify the extent of the Scope of Work performed in completing the assignment.

The subject property is a single family, residential property. The assignment is to form an opinion of the subject's Market Value as of the effective date of this report. The subject property was inspected from a public street on the effective date. A summary of the subject's condition on the effective date has been included in the main body of this appraisal report, based on the appraiser's exterior inspecton and secondary sources such as NLS, client data, owner data, and/or data from the appraiser's effective date the subject market value. Appraiser reserves the right to amend this report should the secondary data be found exaggerated or untrue. Use of these secondary source forces the appraiser to make an extraordinary assumption that the data was accurate at the finite lwas presented and is still accurate as of the effective date of this report. Use of this extraordinary assumption affects the results of these resorts.

In order to reach a value conclusion, the appraiser took the following steps:

1. A basic visual inspection (exterior only) of the subject was made on the effective date by the appraiser. The appraiser also considered data from secondary sources. Because the assignment type is such that the appraiser has not made a complete inspection of the subject property, the appraiser notes that any error, omission, exagperation, or changes made to the subject's subsequent to the time the secondary source was recorded could effect the subject's market value. In such a case, the appraiser reserves the right to amend this appraisal report, including the opinion of value.

2. The appraiser inspected the subject's neighborhood and analyzed the various forces that influence value. In doing this, the appraiser gathered information from public records at the parish and city levels and the local MLS. The appraiser also drew from his own experience in the appraiser also drawf, in the vaced market.

3. The Highest and Beat Use of the site was detormined "as vacant" and ready to be put to it's highest and best use. The highest and best whose of the whole property was detormined "as improved" with contributory value consideration given to existing improvements. Information contributing to the conclusions was obtained from the office files, the local MLS, public records, other appraisers and realtors, as needed.

4. The appraiser researched, verified, and analyzed data from reliable public and/or private sources, including the local MLS, local realors and appraiser poers (as needed). Also when needed, the appraiser considered data from online resources such as Google Maps, Consue 2004. The provide robust the appraiser choice at least three comparable sales, which were inspected at least from the street. These sales and their particular features were then compared to the subject and adjustments were made for significant differences between the subject and the comparable is norder to reach an estimate of values for the sales Comparison bay proves. The Cost Approach has not been developed due to difficulty of proper assessment based on an exterior-only inspection. While this approach could be relevant, it is not necessary to develop credible results. Unless otherwise noted, the income Approach was not considered necessary for a credible value opinion and therefore has not been completed for this assignment.

5. The appraiser has provided a summary report of the analysis, opinions, and conclusions drawn concerning the subject property and its market value as of the effective date.

Note on Site Size: The UAD requirements force approisers to enter site sizes in whole numbers. In cases, whore lot sizes are slightly (or significantly) irregular the exact site size is not always readily available. In such cases, the whole number shown for the site size is an approximation rather than an exact site size. In these cases the site sizes shown in this report for the subject and the comparable sales should be interpreted as X +/- SF or X +/- Acres, rather than being considered an exact calculation.

Note on Seller Concessions: UAD requirements force the appraiser to enter a number for soller concessions. Concessions are faily common in the market, however, the amount and even whether or there were concessions is often unknown. The local MLS does not require restors to enter sales concession information. The local appraisers mark with the MLS committee and encouraged them to disclose this information. The realtors, however, determined this information to be comfidential and decided not to require disclosure of concessions. As such, the appraiser is not in a position to how whether solid concessions down sales. The "O figure for concessions shown on the sales grid for the comparable sales should be interpreted as "No seller concessions reported" rather than an assertion that there were no concessions. In a few cases, the local realtors do reports concession unt. When the local realitor discloses a concession amount. When the MLS, that amount will be shown on the sales grid.

(Continued to Page 17B)

(Continued from Page 16B)

Note on Year Built/Age of Comps: The year built shown on page 1 of the URAR, the effective age, and the age of the comparable sales are estimates. In some cases clients force appraisors to use whole numbers in these fields. In such cases, these numbers should be understood by the reader as estimates of the year built, effective age or actual

Note on XNL File Format: XML is a plain text format that can be easily modified. Any transmission of this appraisel report in an XML format is due to client request. The appraiser has fully compiled with consumer privacy rules and has only delivered this report to the londer/client or AMC that creder this appraisal report. The copy of this appraiser report retained in the appraiser's work file is considered to be the definitive version of this appraiser appraiser will not be held failed for any modifications to this report made by any party after report delivery. Likewise, the appraiser will not be held failed for any modifications to this report made by any party after report delivery. Likewise, the appraiser will not be held failed for any modifications to this report made by any form Table - TDML* special senses by a time for the AMDOE

torne, appressi successo by a la mode, no. - recommende

						FHAVA Case No.
	Supplemental Addendum			flulle ab-082	2102	
402 Hillside Cir		_				
West Monroe	Courty Ouachita	State	LA	Zo Code	71291	
Estate of Paula Roye						
	West Monroe	402 Hillside Cir West Monroe County Quachita	402 Hillside Cir West Monitoe Coursy Quachita Suite	402 Hillside Cir County Quachtia Sule LA.	402 Hillsde Cir West Monte Exerty Quachita State LA Zo toole	402 Hillston Cir West Monrop Gwith Quachta twee LA 2010/00 71231

party after report deliver

MLS: Unless otherwise noted, ell referances to MLS or local MLS refer to the MLS system operated by the Northeast Louisiana Association of Reators.

Data Sources: The data sources used to develop this report, such as MLS, tax assessor records, online resources, and conversation with industry professionals, are considered to the be reliable, but they are not garanteed. It is possible for there to be errors or omissions in the data. It is also possible that there could be also that are "off-market" that would be comparable to the subject property. In situations where this is the case, and there sales are not considered, it is because either the existence of the sale is unknown or because complete and/or rollable information about the sale is not available. The lack of information or incomplete information could affect the results of this report.

FHAMA Case No.

Tests ab-0822102

Condition Ratings and Definitions

C1 The improvements have been recently constructed and have not been previously occupied. The entire situature and all components are new const the owniting features no physical depreciation.

Near: Nearly conclused improvements that hastore registion or periodicity used materials and/or components can be considered new overlaps provided but its dwelling is placed on a 170 parcent remonstration and the recycled materials and the encycled components have been provided but its dwelling is placed as a 170 parcent remonstration and the recycled materials and the encycled components have been materialized intermaterials and the encycled components have not been providedly occupied on the considered of "mail" they have any adjustment physical detectables (that in, new y constructed develops that have been excent for an extended proted of firme without adjustment materians).

UZ The improvements fasture no defende maintenance, little or no physical depreciation, and requires no repuirs. Vehugly all building components are new on have been recently repuired, infraisned, or rehabilitated. All auditated components and finishes have been updated and/or replaced with components that meet current standards. Dwallings in this category are either almost new or have been recently completely renovited and as infrair in condition or new construction.

Note: The improvements represent a relativity new property that is well maintained with no deferred maintenance and fittle or no physical depreciation, or an older property that has been recertly completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wenr and tear. Some components, but not ever

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, Scor Soverings, HWAC, etc.) and its being well maintained. Its estimated effective aga is best than its statual aga. It also may reflect a property is which the majority of also-inviend building components have been implaced built not built level of a complete movation.

G4 The topowenests feature some mixer detend maintenance and physical deterioration due to normal wear and toar. The divelling has been adopted to maintained and requires only miximal repairs to building component/insolutions/call systems and essential repairs. All major building components have been adoptately maintained and are functionally adoptate.

Note: The estimated effective age may be closes to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however they still function adequately. Most minor repars have been addressed on an engoing basis resulting in an adequately maintained property

ura The improvements feature obvious deferred matchenance and we'll need of some significant repairs. Some building components need nearly, rehabilition, or updateg, The functional stifty and coverall leadedly is somewhat dimitished due to contition, built the dwelling remains useals and included as a redistrince.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical if expectancy but remain functional.

G6 The impowements have substantial damage or defarred mathemance with deficiencies or defacts that are servere enough to affect the sately, soundrase, or structural integrity of the improvements. The improvements are in need of substantial repairs and exhabilitation, locatoring many

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

un Dwillinge with this quality uning are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from related architectural plans and specifications and feature an exceptionally high-level of workmanship and exceptionally high-grade materialistic structy in the feator and exception of the schuldure. The design features exceptionally high-quality each relation of momentation, and exceptionally high-quality interfor refinaments. The excitmanting, materials, and finishes throughout the dwelling are of exceptionally high-quality.

02 Dwellings with hits quality railing are often custom designed for construction on an individual property owner's site. However, dwellings in this quality guade are site found in high-quality much developments teaturing reachance occessousted team individual plane or from highly modified or supproded plane. The design feature details, high quality extension commonitation, high-quality teacher relinements, and cetal. The workmanzity, marking, and finishes touriguate the development of table are writed quality teacher relinements, and cetal. The

> UAD Version 9/2011 (Updated 9/2012) Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Family Mate UAD Accessing): UAD Field-Specific Standardzation Requirements)

Quality Ratings and Definitions (continued)

O4 Dealings with this quality rating mest or socied the interferences of applicable building codes. Standard or modified standard building plane are sitilated and the displicitly of the socied and some exists or commentation and lated or informents. Materials, watermatish faces, and equipment are of toxics or building data and any effect on some uppraces.

S In the gravity many network economy of construction and beats functionality as main considerations. Such devellings feature a ain design and are particly available to solve floor class Staturing minimal fenerations and basis fintences with minimal enterior ornamonation of limited intervice deals. These devellings meet minimum building codes and are constructed with integranity, stock materials to include interviews and apparates.

Develops with this quality rating are of basic quality and lower cost, some may not be suitable for year-round occupancy. Such develops and not view to simple plans or without plans, when view quality during the lowest quality during meanable. Such availings are often built or wounded by persons who are protestanally unstitled or possess only minimiz censtruction salls. Electrical, plumbing, and other mechanical systems and exuptions time are protestanally unstitled or possess only minimiz censtruction salls. Electrical, plumbing, and other mechanical systems and exuptions time to maximize the construction of the electrical same on ensure substandard or non-contorming additions to the original sourcestre.

Definitions of Not Updated, Updated, and Remodeled

Updated Lifes or no updating or modernization. This description includes, but is not initial to, now homes. Residential properties of liferency use of age or less often reflect an original condition with no updating. If no major components have been inplaudi or updated. These over titteen years of age are also conditioned not updated if the appliances, butters, and theines are perdominantly dated. An area that is "referenced are provided in the destination" and Multi hundrowi, and thein and gene on concession styring" destination meterination or physical/functional destinations

ower Significant faith and/or structural changes have been made that florense utility and appeal through combine replacement and/or expansion. A romovided and reducts farchment dramps that include moligie alterations. These electrations may include some or eil of the following: replacement of a major component (satisation), bathaba, or bathroom tie), reflocation of planning par house bagbalances, significant structural alterations (soldaring was, and/or the addition of planning para house bagbalances), significant structural alterations (soldaring was, and/or the addition of planning para house bagbalances).

Explanation of Bathroom Count

Three-quarter boths are counted as a full bath in all cases. Duarter baths (baths that iteature only a tollet) are not inclusion in the hatmoson count. The number of full and half bath is reported by expanding the two values using a performance where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

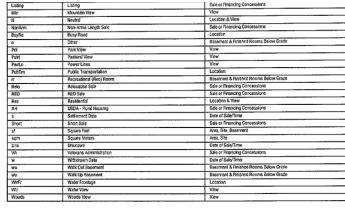
Example: 3.2 Indicates three full baths and two half beths.

> UAD Version 9/2011 (Updated 4/2012) Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

bbreviations Used In Data Standardization T

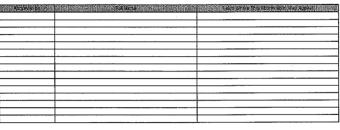
Abute 2007	FullName	Pleice vitiare The Appreviator V av Apprat
ac	Acres	Area, Site
AciPtk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmiLth	Arms Longth Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Badroom	Basement & Finished Rooms Below Grade
8	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
Crt0rd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days Cn Market	Data Sources
0	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
RHA	Federal Housing Authority	Sale or Financing Concessions
GIfCte	Golf Course	Location
Citww	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lodi	Landel	Location
LtdSpht	Limited Sight	View



Other Appraiser-Defined Abbreviations

FHAVA Case No.

FHAVA Case No.

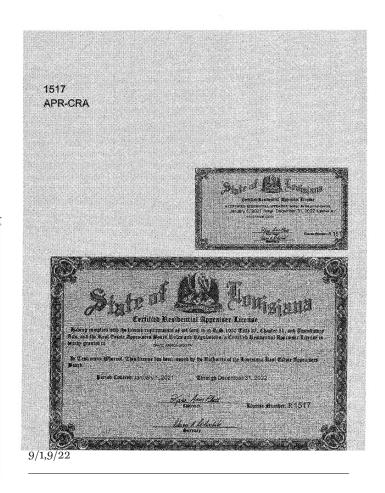


UAD Version 9/2011 (Updated 4/2012)

Form UADDEFINE1 - "TOTAL" appraisal software by a is mode, inc. - 1-800-ALAMODE

License

FHAWA Case No.



PUBLIC NOTICES — Morehouse Parish

NOTICE Advertisement for Bids conditions of employment to be observed and minimum wage rates to be paid under the Contract, Section 3, Segregated Facilities, Executive Orproperty to your assessor before the deadline for filing an appeal with the Board of Review. The failure to submit such information may prevent you from relying on that information should you protest your value.

Project No. 21-10-696E (LCDBG NO. 2000673759 Owner:

Morehouse Parish Police Jury

125 E. Madison Ave.

Bastrop, LA 71220

Sealed bids marked "Sealed Bid –Morehouse Parish Police Jury Community Development BlockGrant Project for Fiscal Year 2021 to be financed by the State of Louisiana CDBG- CV Program" will be received by the Owner for the construction of the project described as follows:

Proposals shall be addressed to the Morehouse Parish Police Jury , and delivered to the Police Jury Office located at (address) 125 E. Madison Ave. Bastrop, LA 71220 not later than 10:00 A.M. (local time), on the day of Tuesday, September 27, 2022. Sealed bids to be marked "Sealed Bid –Morehouse Parish Police Jury Community Development Block Grant Project for Fiscal Year 2021 to be financed by the State of Louisiana CDBG-CV Program–Morehouse Parish Police Jury - HVAC Replacement". Any bid received after the specified time and date will not be considered. The sealed bids will be publicly opened and read aloud at 10:00 A.M. (local time) on the day of Tuesday, September 27, 2022, at the Morehouse Parish Police Jury Office,located at 125 E. Madison Ave. Bastrop, LA 71220. The information for Bidders, Form of Bid Proposal, Form of Contract, Plans, Specifications, and Forms of Bid Bond, Performance Bond and Payment Bond, and other contract documents may be examined at the following locations:

Morehouse Parish Police Jury

125 E. Madison Ave.

Bastrop, Louisiana 71220

(318) 281-4132

McManus Consulting Engineers, Inc.

116 Smelser Road

Monroe, Louisiana 71202

(318) 343-5600

Copies may be obtained at this office upon payment of a deposit of \$ 250. This deposit will be refunded upon request in accordance with R.S. 38:2212. A CD of the Plans and Specifications may also be obtained upon payment of \$25.00 which will be nonrefundable. The Contractor must pay shipping costs.

The Owner reserves the right to reject any and all bids for just cause; such actions will be in accordance with Title 38 of the Louisiana Revised Statutes.

Each bidder shall be registered with the www.sam.gov website, and have an active Unique Entity ID (SAM), as verified on www.sam.gov, prior to the beginning of construction.

Each Bidder must deposit with his/her bid, security in the amount, form, and subject to the conditions provided in the Information for Bidders. Sureties used for obtaining bonds must appear as acceptable on the U. S. Department of Treasury Circular 570.

No bidder may withdraw his/her bid within forty-five (45) days after the actual date of the opening thereof.

The Contractor shall begin mobilization and procurement of materials within ten (10) working days of the receipt of the Notice to Proceed.

The Attention of Bidders is called particularly to the requirements for

der 11246, and all applicable laws and regulations of the Federal government and State of Louisiana and bonding and insurance requirements.

Equal Opportunity in Employment: All qualified applicants will receive consideration for employment without regard for race, color, religion, sex, or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended. The requirements for bidders and contractors under this order are explained in the specifications.

Any person with disabilities requiring special accommodations must contact the Morehouse Parish Police Jury no later than seven (7) days prior to bid opening.

IN PARTICULAR, BIDDERS SHOULD NOTE THE REQUIRED ATTACHMENTS AND

CERTIFICATIONS TO BE EXECUTED AND SUBMITTED WITH THE BID PROPOSAL.

Owner encourages Section 3 and minority owned businesses to submit bid proposals.

The Contractor shall be licensed with the Louisiana State Licensing Board in: Building Construction or Mechanical Work (Statewide) Project No. 21-10-696E Estimated Cost: \$735,000 (LA R.S. 38:2212(H)) Morehouse Parish Police Jury August 18, 2022

Date

Terry Matthews, President

8/25,9/1,9/8

NOTICE

A 1967 Chevy Camaro VIN# 123377L149042 is stored at Tubbs Towing, 10896 Crossett Rd., Bastrop, La 71220. If all current charges are not paid and vehicle claimed by owner by 9/16/2022 a permit to sell or dismantle may be obtained.





NOTICE TO THE PUBLIC

NOTICE is hereby given that the Morehouse Parish Police Jury as the governing body of the Parish, will convene as a Board of Reviewers to <u>review the property</u> assessments of Morehouse Parish on September 12, 2022, at 5:00 pm in the Morehouse Parish Police Jury Meeting room at the Courthouse Annex.

"Notice of Request for Review" forms are available from the Tax Assessor's office; said forms should be filed with the Tax Assessor, at which time you will be informed of the date and time the Police Jury will review your appeal.

PLEASE NOTE: You must submit all information concerning the value of your

The said Board of Review will hear the complaint of qualified persons as

provided by LSA 47:1992 and who have provided to the Board of Review at least <u>seven days</u> <u>prior notice</u> either through appearing in person at its office or by filing such complaint by means

of certified mail by close of business September 5, 2022.

All determinations by the board of Review shall be final unless appealed to the Louisiana Tax Commission.

Shelia R. Walker, CLA

Assessor of Morehouse Parish

Advertise August 25 & September 1, 2022 8/25,9/1

0,9/1

SHERIFF' SALE

State of Louisiana, Parish of Morehouse, Fourth District Court

NAVY FEDERAL CREDIT UNION VS NO. 2022-270 DON BRUCE SEAY

By virtue of a WRIT OF SEIZURE AND SALE issued out of the Honorable FOURTH Judicial District Court in and for the Parish of MOREHOUSE in the above numbered and entitled suit and to me directed as Sheriff, I have seized and taken into my possession and will offer for sale at public auction to the highest and last bidder, within the hours prescribed by law for making judicial sales, at the principal front door of the SHERIFFS OFFICE, 351 South Franklin, in the City of Bastrop, Louisiana.

WEDNESDAY: OCTOBER 19, 2022

The South 9.04 acres of the following described property: Beginning on the North line of the SW1/4 of the SW1/4 of Section 18, Township 20 North, Range 6 East, where the same intersects the East right of way line of the Gravel Highway, and which point of 142.59 feet east of the Northwest corner of said forty, and from said Point of Beginning run East along the North line of the South half of SW1/4 of said Section 18, 1344.35 feet, thence south 975 feet, thence West to the East right of way line of the Gravel Highway, being a distance of 1202 feet, and thence in a northerly direction along the East right of way line of the Gravel Highway to the Point of Beginning, being a distance of 995.41 feet, containing 29.04 acres, more or less, and lying and being situated in and a part of the South half of SW1/4 of Section 18, Township 20 North, Range 6 East; subject to restrictions, servitudes, rights-of-way and outstanding mineral rights of record affecting the property.

Seized as the property of the defendant and will be sold to satisfy said and all costs.

TERMS OF SALE: FULL PAYMENT OF THE ADJUDICATION PRICE DUE AT TIME OF SALE: <u>WITH</u> benefit of appraisement.

1ST AD: 9-1-22 2ND AD: 10-13-22

> MIKE TUBBS, SHERIFF MOREHOUSE PARISH LOUISIANA

9/1,10/13

The Ouachita Citizen Public Notices

Public Notices may be submitted to news@ouachitacitizen.com. Deadline is 5 p.m. Monday preceding publication. For more information, call Heather Card at 396-0602, ext. 6. E-mailed public notices will be confirmed via e-mail.