

# DELINQUENT TAX LIST

## TAX DEBTORS CITY OF KENNER vs DELINQUENT

By virtue of the authority vested in me by the constitution and the laws of the State of Louisiana, I will sell online, at **www.zeusauction.com**, within the legal hours for judicial sales beginning at 10 o'clock a.m. on Wednesday, the 17th day of September 2025, and continuing on each succeeding legal day if needed, until said sales are completed at 1 o'clock p.m. on Wednesday, the 17th day of September 2025, tax sale title to all immovable property on which taxes are now due to the City of Kenner, to enforce collection of taxes for the City of Kenner assessed in the year **2022**, together with interest thereon from January 1, 2023, at the rate of one percent (1%) per month until paid and all costs. The names of said delinquent tax debtors, the amount of statutory impositions due, including any due for prior years, and the immovable property assessed to each to be offered for sale are as follows:

### CITY OF KENNER TAX SALE LIST FOR 2022 TAX BILLS

Owner: MORGAN, DENNY R  
Legal: LOTS 33 & 34 SQ 158 SEC 7 LINCOLN MANOR  
Muni Addr:  
Parcel#: 0920000276 Bill#: 138002  
Balance due on 2022 Invoice(s): \$198.24  
Other Years' Taxes Due: \$82.11  
Total Taxes Due: \$280.35

Owner: DUNCAN, WALTER T  
Legal: LOTS 1 2 3 SQ 113 VETERANS HEIGHTS  
Muni Addr: 925 27TH ST  
Parcel#: 0920001117 Bill#: 132033  
Balance due on 2022 Invoice(s): \$414.02  
Other Years' Taxes Due: \$623.43  
Total Taxes Due: \$1,037.45

Owner: BELL, CHARLOTTE C  
Legal: LOT 5A SQ 112 KENNER HEIGHTS 9952262  
Muni Addr: 1211 DANIEL ST  
Parcel#: 0920001340 Bill#: 137444  
Balance due on 2022 Invoice(s): \$1,702.46  
Other Years' Taxes Due: \$5,975.67  
Total Taxes Due: \$7,678.13

Owner: DIAZ, ANA ISABEL  
Legal: LOT17 SQE SEC1 GTR HOLLY HGTS 93-31103  
287 2/907  
Muni Addr: 665 VANDERBILT LN  
Parcel#: 0920005904 Bill#: 145028  
Balance due on 2022 Invoice(s): \$307.18  
Other Years' Taxes Due: \$389.46  
Total Taxes Due: \$696.64

Owner: DONNELLY, SHAWN C  
Legal: LOT F SQ 61 GREENLAWN TERRACE  
Muni Addr: 4011 CONNECTICUT AVE  
Parcel#: 0920006128 Bill#: 145313  
Balance due on 2022 Invoice(s): \$383.86  
Other Years' Taxes Due: \$1,894.01  
Total Taxes Due: \$2,277.87

Owner: LEDOUX, MICHAEL P SR & ANGELA  
Legal: LOT 31A SQ 19 UNIVERSITY CITY  
Muni Addr: 3660 W LOYOLA DR  
Parcel#: 0920007161 Bill#: 152019  
Balance due on 2022 Invoice(s): \$210.17  
Other Years' Taxes Due: \$157.42  
Total Taxes Due: \$367.59

Owner: GUMATAOTAO, CATALINA S & CHRISTINA ERAPA  
%ALBERT DAS  
Legal: LOT16 SEC3 ORIG PARCEL 12A CHATEAU EST N  
Muni Addr: 608 VINTAGE DR  
Parcel#: 0920008162 Bill#: 151700  
Balance due on 2022 Invoice(s): \$469.20  
Other Years' Taxes Due: \$710.40  
Total Taxes Due: \$1,179.60

Owner: LEGETTE, REGINENE H.  
Legal: LOT 24 SQ 4 CHATEAU EST LAKEFRONT  
Muni Addr: 38 TRAMINER DR  
Parcel#: 0920008409 Bill#: 142643  
Balance due on 2022 Invoice(s): \$476.67  
Other Years' Taxes Due: \$2,537.57  
Total Taxes Due: \$3,014.24

Owner: OLINSKY, FRANCIS L JR & LORI E HAMM-OLINSKY  
Legal: LOT 34 SQ 12 SEC 2 DRIFTWOOD PK  
Muni Addr: 29 FORSTALL AVE  
Parcel#: 0920009123 Bill#: 132983  
Balance due on 2022 Invoice(s): \$463.35  
Other Years' Taxes Due: \$2,084.77  
Total Taxes Due: \$2,548.12

Owner: A AND M 786 LLC  
Legal: LOT 34 SQ 22 UNIVERSITY CITY  
Muni Addr: 4008 E LA STATE DR  
Parcel#: 0920009611 Bill#: 131039  
Balance due on 2022 Invoice(s): \$404.20  
Other Years' Taxes Due: \$582.89  
Total Taxes Due: \$987.09

Owner: SHIELDS, ELSIE E & KATIE FULTON  
Legal: LOT B SQ 140 GREENLAWN TERR  
Muni Addr: 3621 ARKANSAS AVE  
Parcel#: 0920009717 Bill#: 131768  
Balance due on 2022 Invoice(s): \$208.54  
Other Years' Taxes Due: \$735.15  
Total Taxes Due: \$943.69

Owner: HEBERT, RENA  
Legal: LOT 21 SQ G WESTGATE 988/934  
Muni Addr: 2428 MARYLAND AVE  
Parcel#: 0920009803 Bill#: 144258  
Balance due on 2022 Invoice(s): \$1,811.00  
Other Years' Taxes Due: \$10,130.18  
Total Taxes Due: \$11,941.18

Owner: PERSONALIZED TAX SERVICE LLC  
Legal: LOTS 7 8 15 16 SQ 4 COOIL  
Muni Addr:  
Parcel#: 0920010230 Bill#: 140862  
Balance due on 2022 Invoice(s): \$203.85  
Other Years' Taxes Due: \$123.99  
Total Taxes Due: \$327.84

Owner: COLLIER, ETHEL J  
Legal: LOT 3 SCIPIO INST #9321031  
Muni Addr: 706 TAYLOR ST  
Parcel#: 0920010955 Bill#: 149390  
Balance due on 2022 Invoice(s): \$16,972.75  
Other Years' Taxes Due: \$0.00  
Total Taxes Due: \$16,972.75

Owner: KRAEMER, HOWARD P SR & WF HELENA KRAEMER  
Legal: LOT 2A SQ 69 UNIVERSITY CITY  
Muni Addr: 3310 LOYOLA DR  
Parcel#: 0920011779 Bill#: 143842  
Balance due on 2022 Invoice(s): \$406.76  
Other Years' Taxes Due: \$572.43  
Total Taxes Due: \$979.19

Owner: HAWKEYE LIEN SERVICES/BMO HARRIS C/O BMO 16  
Legal: LOTM SQ141 GREENLAWN TERR 708/582 2017 KENNR  
TX SALE TO TOSELOVIC INVESTS 12046699 HAWKEYE LIEN  
SERVICES/ BMO HARRIS C/O BMO 16 11536232- L&G  
INVESTS CO INC (960/195)- PO BOX 455 LAFITTE LA 70067  
Muni Addr: TRIANG PC GR ADJ TO DUNCA  
Parcel#: 0920011914 Bill#: 142501  
Balance due on 2022 Invoice(s): \$352.07  
Other Years' Taxes Due: \$1,325.31  
Total Taxes Due: \$1,677.38

Owner: ABIGAIL LAND HOLDINGS 2 LLC  
Legal: 1% INT IN 2019 PARISH TAX SALE TO ABIGAIL LAND  
HOLDINGS 2 LLC 12042543 STEVEN LEE 316 TAYLOR ST  
KENNER LA LOTS 155B & 4A OF ARPENT LOTS 155 & 150  
KENNER  
Muni Addr: 316 TAYLOR ST  
Parcel#: 0920012887 Bill#: 138494  
Balance due on 2022 Invoice(s): \$618.09  
Other Years' Taxes Due: \$427.58  
Total Taxes Due: \$1,045.67

Owner: ICLP19 LLC  
Legal: PT OF PLOT D IS A PT OF SEC 37 & 42 OF T12S R9E  
2018 PARISH TAX SALE TO ICLP19 LLC FORTUNE MANNINO  
(848/495) PO 289 BILOXI MS 39533 2017 KENNER TS TO  
TOSELOVIC INVESTS 12046701 NAME FORTUNE MANNINO  
Muni Addr: BATTURE  
Parcel#: 0920013779 Bill#: 154770  
Balance due on 2022 Invoice(s): \$254.82  
Other Years' Taxes Due: \$1,034.33  
Total Taxes Due: \$1,289.15

Owner: COCO, SARAH L.  
Legal: LOT 56 SQ 1 SEC 6 CHATEAU EST N  
Muni Addr: 1200 VINTAGE DR  
Parcel#: 0920014214 Bill#: 143252  
Balance due on 2022 Invoice(s): \$738.73  
Other Years' Taxes Due: \$1,695.10  
Total Taxes Due: \$2,433.83

Owner: GLORE, PHILIP H  
Legal: PART OF LOT 8 SQ F CENTANNI 10215192  
Muni Addr: SALVADORE NEAR AIRLINE DR  
Parcel#: 0920014229 Bill#: 136755  
Balance due on 2022 Invoice(s): \$197.78  
Other Years' Taxes Due: \$110.56  
Total Taxes Due: \$308.34

Owner: PENWRIGHT, LOUVENIA  
Legal: LOTS 20 21 22 23 SQ 1 LESS PT SOLD TO LA STATE  
DEPT OF HWY 801/221 COOIL SUB 10847919  
Muni Addr:  
Parcel#: 0920015870 Bill#: 143298  
Balance due on 2022 Invoice(s): \$170.43  
Other Years' Taxes Due: \$1,431.84  
Total Taxes Due: \$1,602.27

Owner: ORY, HARRY & LINDA B  
Legal: LOTS 1 & 2 SQ 10 HANSON CITY  
Muni Addr: 400 FARRAR AVE  
Parcel#: 0920016517 Bill#: 131443  
Balance due on 2022 Invoice(s): \$175.56  
Other Years' Taxes Due: \$37,338.25  
Total Taxes Due: \$37,513.81

Owner: ABIGAIL LAND HOLDINGS 25 LLC  
Legal: LOT 27 SQ 9 WOODLAKE SOUTH 1% INT I2021 PARISH  
TAX SALE TO ABIGAIL LAND 25 LLC 12244693 PETERSON,  
PATRICIA D (3366/502)- 3712 E GRANDLAKE BLVD KENNER  
LA 70065 OWNER  
Muni Addr: 3712 E GRANDLAKE BLVD  
Parcel#: 0920017119 Bill#: 136846  
Balance due on 2022 Invoice(s): \$603.61  
Other Years' Taxes Due: \$1,007.47  
Total Taxes Due: \$1,611.08

Owner: GUZMAN, ISABEL V  
Legal: LOTS 8 & 9 SQ 16A CONDO 1629-3 PLUS UND 12. 5%  
INT COMM ELEMENTS 960/685 LEORLEANS CONDO IMPERIAL  
HGTS  
Muni Addr: 1629 42ND ST  
Parcel#: 0920017955 Bill#: 148299  
Balance due on 2022 Invoice(s): \$193.57  
Other Years' Taxes Due: \$113.11  
Total Taxes Due: \$306.68

Owner: MIDWEST MGMT WITH UNION BANK AS SEC PARTY  
Legal: LOT 17 SQ B GRANDLAKE ESTS 1% INT IN 2020  
PARISH TAX SALE TO MIDWEST MGMT UNION BANK AS SEC  
PARTY 12148778 ROBERT M & MELISSA A TROIA 3425/479-  
3308 E CATAHULA CT KENNER LA 70065- OWNER  
Muni Addr: 3308 E CATAHOULA CT  
Parcel#: 0920018139 Bill#: 133343  
Balance due on 2022 Invoice(s): \$452.59  
Other Years' Taxes Due: \$470.26  
Total Taxes Due: \$922.85

Owner: GUILLEN, JONY  
Legal: LOTS 43 & 44 SQ 27 BEACHVIEW HGTS  
Muni Addr: 4237 COLORADO AVE  
Parcel#: 0920018245 Bill#: 134084  
Balance due on 2022 Invoice(s): \$507.29  
Other Years' Taxes Due: \$794.61  
Total Taxes Due: \$1,301.90

Owner: HERITAGE MGMT SRVCS W/UNION BANK AS SEC  
Legal: LOT 53 SQ 1 SEC 6 CHATEAU EST NORTH 1% INT IN  
2021 PARISH TAX SALE TO HERITAGE MGMT SRVCS UNION  
BANK AS SEC PARTY LO EA-CHAN (3329/709) 1104 VINTAGE  
DR. KENNER LA 70065 OWNER  
Muni Addr: 1104 VINTAGE DR  
Parcel#: 0920018367 Bill#: 154786  
Balance due on 2022 Invoice(s): \$824.28  
Other Years' Taxes Due: \$1,495.17  
Total Taxes Due: \$2,319.45

Owner: MOORE, TROY V & TEMEKA N HALL  
Legal: LOTS 1 2 3 SQ 4 HANSON CITY  
Muni Addr:  
Parcel#: 0920018706 Bill#: 154051  
Balance due on 2022 Invoice(s): \$291.99  
Other Years' Taxes Due: \$318.77  
Total Taxes Due: \$610.76

Owner: GEO CO LLC  
Legal: LOT 11 & 12 SQ 103 SEC 5 VETERANS HEIGHTS  
Muni Addr:  
Parcel#: 0920019046 Bill#: 132490  
Balance due on 2022 Invoice(s): \$261.60  
Other Years' Taxes Due: \$1,038.27  
Total Taxes Due: \$1,299.87

Owner: ABIGAIL LAND HOLDINGS 14 LLC  
Legal: LOT 29 SQ B GRANDLAKE ESTS 1% INT 2019 PARISH  
TAX SALE TO ABIGAIL LAND HO14 LLC 12042475 NEBRASKA  
ALLIANCE REALTY COMPANY C/O NEVELS THERESA  
QUITCLAIM TO JOHN & THERESA L NEVELS ETAL (3428/704)  
Muni Addr: 12 N LAFOURCHE CT  
Parcel#: 0920019977 Bill#: 134590  
Balance due on 2022 Invoice(s): \$484.85  
Other Years' Taxes Due: \$1,814.64  
Total Taxes Due: \$2,299.49

Owner: ANDINO, FRANCISCO  
Legal: LOT 1 SQ 108 UNIVERSITY CITY  
Muni Addr: 101 BAYLOR PL  
Parcel#: 0920020302 Bill#: 133945  
Balance due on 2022 Invoice(s): \$482.98  
Other Years' Taxes Due: \$764.29  
Total Taxes Due: \$1,247.27

Owner: STEWART, LINDA M  
Legal: LOTS 31 32 SQ 18 MORNINGSIDE PARK  
Muni Addr: 1235 ROOSEVELT BLVD  
Parcel#: 0920021036 Bill#: 142946  
Balance due on 2022 Invoice(s): \$757.32  
Other Years' Taxes Due: \$14,119.47  
Total Taxes Due: \$14,876.79

Owner: MORGAN, DENNY R  
Legal: LOT 35 SQ 158 SEC 7 LINCOLN MANOR  
Muni Addr: BAINBRIDGE ST  
Parcel#: 0920021719 Bill#: 148746  
Balance due on 2022 Invoice(s): \$173.00  
Other Years' Taxes Due: \$41.06  
Total Taxes Due: \$214.06

Owner: MORGAN, DENNY R  
Legal: LOT 36 SQ 158 SEC 7 LINCOLN MANOR  
Muni Addr: BAINBRIDGE ST  
Parcel#: 0920021720 Bill#: 133261  
Balance due on 2022 Invoice(s): \$173.00  
Other Years' Taxes Due: \$41.06  
Total Taxes Due: \$214.06

Owner: MORGAN, DENNY R  
Legal: LOT 37 SQ 158 SEC 7 LINCOLN MANOR  
Muni Addr: BAINBRIDGE ST  
Parcel#: 0920021721 Bill#: 138755  
Balance due on 2022 Invoice(s): \$173.00  
Other Years' Taxes Due: \$41.06  
Total Taxes Due: \$214.06

Owner: 4205 ARBOR CT LLC  
Legal: LOT 39 SQ 10 SEC 2 CHATEAU EST NORTH  
Muni Addr: 4205 ARBOR CT  
Parcel#: 0920023371 Bill#: 148356  
Balance due on 2022 Invoice(s): \$808.86  
Other Years' Taxes Due: \$2,887.15  
Total Taxes Due: \$3,696.01

Owner: WIMBERLY, JOAN C  
Legal: LOTS 33 34 SQ 19 MORNINGSIDE PK 9962047  
Muni Addr: 1231 TAYLOR ST  
Parcel#: 0920023670 Bill#: 139264  
Balance due on 2022 Invoice(s): \$413.55  
Other Years' Taxes Due: \$599.59  
Total Taxes Due: \$1,013.14

Owner: ABIGAIL LAND HOLDINGS 23 LLC  
Legal: LOT 48 SQ 94-E UNIV CITY 1% INT IN 2021 PARISH  
TAX SALE TO ABIGAIL LAND HDGS 23 LLC SUSIE ZELAYA  
(951/957)- 68 FURMAN CIRCLE KENNER LA 70062- OWNER  
Muni Addr: 68 FURMAN CIR  
Parcel#: 0920024079 Bill#: 134042  
Balance due on 2022 Invoice(s): \$385.50  
Other Years' Taxes Due: \$525.43  
Total Taxes Due: \$910.93

Owner: COLAR, MONA C  
Legal: LOTS 30 & 31 SQ 196 SEC 8 VETERANS HEIGHTS  
107196 33 10730957  
Muni Addr: 2608 KINGSTON ST  
Parcel#: 0920024115 Bill#: 130431  
Balance due on 2022 Invoice(s): \$261.12  
Other Years' Taxes Due: \$258.78  
Total Taxes Due: \$519.90

Owner: MONROE, EDDIE L  
Legal: PORT OF GROUND IN SEC 35 & 36 T11S R9E BOUND  
ON THE EAST BY LINE SEC 36 FROM SEC 37 & MEAS 1139.97  
FT ON THE SOUTH R/W LINE OF THE LAKE PROTECTION  
LEVEE & EXTENDING TO THE SHORES OF PONTCHARTRAIN  
Muni Addr: BETWEEN LEVEE & LAKE  
Parcel#: 0920024297 Bill#: 135088  
Balance due on 2022 Invoice(s): \$203.63  
Other Years' Taxes Due: \$1,588.53  
Total Taxes Due: \$1,792.16

Owner: COLEMAN, WILLIE  
Legal: LOTS 72 73 74 SQ 403 UNIV CITY 2004 TX SALE JEFF  
PARISH 10842458 WILLIE COLEMAN - NATHAN PHILLIPS  
2834/276 2003 TS TO MARILYN GREENWOOD 10750051  
WILLE COLEMAN SHERIFF SALE TO NATHAN PHILLIPS  
Muni Addr: KNOX NEAR I-10  
Parcel#: 0920025380 Bill#: 134979  
Balance due on 2022 Invoice(s): \$240.32  
Other Years' Taxes Due: \$204.90  
Total Taxes Due: \$445.22

Owner: CHARLES, WARRENCE & WF  
Legal: LOT 11 SQ 27 LESS 6' ADJ LOT 12 KENNER  
Muni Addr:  
Parcel#: 0920026134 Bill#: 145552  
Balance due on 2022 Invoice(s): \$177.91  
Other Years' Taxes Due: \$66.66  
Total Taxes Due: \$244.57

Owner: RANTON, MILTON & DIANA P  
Legal: LOTS 11 & 12 SQ 3 HANSON CITY  
Muni Addr: 324 COLEMAN PL  
Parcel#: 0920026666 Bill#: 142047  
Balance due on 2022 Invoice(s): \$190.07  
Other Years' Taxes Due: \$324.95  
Total Taxes Due: \$515.02

Owner: INTERSTATE LIEN RESOURCES W/ UNION BANK  
Legal: 1% INT IN 2019 PARISH TX SALE TO INTERSTATE LIEN  
UNION BANK AS SEC 12042427 ARTHUR G TAYLOR (3415/962)  
3506 MARTINIQUE AVE UNIT 3500-D KENNER LA 70065-  
OWNER LOTS 24 25 26 SQ 1 SEC 3 MARTINIQUE  
Muni Addr: 3506 MARTINIQUE AVE  
Parcel#: 0920029423 Bill#: 133682  
Balance due on 2022 Invoice(s): \$405.14  
Other Years' Taxes Due: \$568.83  
Total Taxes Due: \$973.97

Owner: WILKENS, SARAH A  
Legal: LOT 16 SQ 11 HANSON CITY 1985 TX SALE TO JEFF  
PARISH 1509/303 IN NAME OF WILKENS SARAH A 998/362 PRESENT  
OWNER  
Muni Addr:  
Parcel#: 8920003654 Bill#: 153263  
Balance due on 2022 Invoice(s): \$174.86  
Other Years' Taxes Due: \$59.93  
Total Taxes Due: \$234.79

Owner: BUI, THUAN V  
Legal: SOUTH PT OF ARPENT 147 KENNER  
Muni Addr: 2320 REV RICHARD WILSON BLVD  
Parcel#: 8920017090 Bill#: 140785  
Balance due on 2022 Invoice(s): \$788.29  
Other Years' Taxes Due: \$1,499.54  
Total Taxes Due: \$2,287.83

Owner: WINN, LAWRENCE J JR  
Legal: LOTS 32 33 SQ 41 9619839 9922380 9938034 9947141  
MORNINGSIDE PK 2000 TX SALE TO JEFF PARISH 10139948  
NAME OF LAWRENCE J WINN JR 543/134 OWNER  
Muni Addr:  
Parcel#: 8920023694 Bill#: 130773  
Balance due on 2022 Invoice(s): \$283.34  
Other Years' Taxes Due: \$299.66  
Total Taxes Due: \$583.00

Owner: BEST, COE  
Legal: PLOT 61 SEC 7 KENNER PROJ LESS P 2006 KENNER  
TAX SALE TO LOUIS SCHWARTZ 10913016 COE BEST 2005  
TAX SALE TO GULF COAST REALTY LLC 10801874 COE BEST  
2001 KENNER TAX SALE TO COE BEST 10387745  
Muni Addr:  
Parcel#: 8920025928 Bill#: 149595  
Balance due on 2022 Invoice(s): \$316.06  
Other Years' Taxes Due: \$153.01  
Total Taxes Due: \$469.07

On the day of sale I will sell a tax sale title to such portions of the property as each tax debtor will point out and, in case the debtor will not point out sufficient property, I will at once and without further delay sell the least quantity as undivided interests of said property of any tax debtor which any bidder will buy for the amount of the statutory impositions for which the sale is made, together with interest and costs due by said tax debtor. The sale will be without appraisalment, for Electronic Funds Transfer, in legal tender money of the United States, and the tax sale title to property sold will be redeemable at any time during the applicable redemptive period by paying the price given, including costs and five percent (5%) penalty thereon, with interest at the rate of one percent (1%) per month until redeemed.  
Anyone wishing to review the procedure in advance may contact the City of Kenner Finance Department at 504-468-4049 or go to the [www.kenner.la.us](http://www.kenner.la.us) website.

**REGISTRATION:** Begins on August 20th, 2025 at 10:00 am on [www.zeusauction.com](http://www.zeusauction.com) website and ends on September 16th, 2025 at 3:00 pm. You will need to set up an account on [www.zeusauction.com](http://www.zeusauction.com) and also you will need to register for the Kenner Tax Sale on the same site. If you have any questions on how to register or set up the account you can go to their website and there will be contact information and also FAQ's.

**TAX SALE:** Begins and Ends on Wednesday, September 17th, 2025 starting at 10:00 am and ending at 1:00 pm when the Tax Sale concludes. You will receive an email letting you know that your account was debited for the amount of taxes and costs on the properties for which you were the successful bidder/buyer. The amounts due on this posting are with September Interest added. The **Tax Sale Cost** is **NOT** included on this listing but is included on the [www.zeusauction.com](http://www.zeusauction.com) website. The Zeus Auction Website also has the most current listing.