

INTENT TO BID FORM



PARISH OF CADDO LEGACY ADJUDICATED PROPERTY

PROPERTY INFORMATION

Assessor's Geo. Number (one number only):

Legal Description:

Bid Date:

BIDDER INFORMATION

Telephone Number:

Mailing Address:

Bidder / Entity Name (print):

GENERAL CONDITIONS AND ACKNOWLEDGMENTS

The Parish of Caddo sells adjudicated property AS-IS, WHERE-IS, and makes no warranties, express or implied, including merchantability or fitness for a particular purpose (no guarantee of buildability, access, utilities, occupancy, or suitability). The Parish is not liable for any special, incidental, punitive, or consequential damages.

The Parish conveys tax-title-derived title only and does not warrant a clear or marketable title (no guarantee that the title is free of claims, liens, or defects). Use as collateral and resale/reconveyance are not guaranteed. If federal tax liens encumber the property, the United States may have redemption rights after the sale date. The Parish does not guarantee possession; if the property is occupied, any removal/eviction is the buyer's responsibility.

This sale is authorized under La. R.S. 47:2201 et seq. The Parish does not provide legal advice; bidders should consult private counsel.

The high bidder shall comply with La. R.S. 47:2206–2207 (mail notice, publish in the official journal (Shreveport Times), and complete any required address-search/re-mailing steps if mail is returned). Parish deadlines from bid opening: 240 days (six-month notice) or 120 days (sixty-day notice).

Before a deed can be issued, the buyer must provide the La. R.S. 47:2208 affidavit and a copy of one written notice sent to the tax debtor/current owner to the Parish. The Parish will record the adjudicated property deed and affidavit as part of the same transaction in the public records.

Failure to timely complete constitutes abandonment. Upon abandonment, the application fee and successful bid amount (excluding the \$105 deed-recording fee) are forfeited, and the property may be offered again. If abandonment occurs before the deed is recorded, the \$105 deed-recording fee will be refunded because the deed was not recorded.

Notice-cost reimbursements must comply with La. R.S. 47:2247 and require itemized receipts; undocumented costs may be denied.

Buyer has not relied on any statements by the Parish regarding condition, zoning, value, boundaries, access, or suitability, and has performed independent due diligence. Bidder certifies that they are not the owner or the immediate family of the owner, and that they have no financial interest in the property.

By signing below, I certify that I have read and understand this page and agree to all terms and conditions stated above.

GEO #: _____

PRINT NAME: _____

SIGNATURE: _____

DATE: _____