

# INTENT TO BID FORM



**PARISH OF CADDO**  
**LEGACY ADJUDICATED PROPERTY**

## PROPERTY INFORMATION

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

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Legal Description:

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Bid Date:

## BIDDER INFORMATION

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Telephone Number:

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Mailing Address:

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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).

The Parish will execute and record the adjudicated property deed. After obtaining a certified copy of the recorded deed, the purchaser must prepare and record the Affidavit of Compliance (La. R.S. 47:2208) in the Mortgage Records of the Caddo Parish Clerk of Court.

Failure to record the Affidavit of Compliance may impair ownership rights and the ability to obtain clear title.

The Parish does not review or confirm the purchaser's compliance with these requirements, and the issuance or recordation of the deed does not constitute confirmation of compliance with statutory notice requirements.

Failure to timely complete the required steps shall constitute abandonment. Upon abandonment, the application fee, successful bid amount, and any fees paid shall be non-refundable and forfeited, and the property may be offered again.

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: \_\_\_\_\_