



**PARISH OF CADDO
ADJUDICATED PROPERTY APPLICATION**

DATE OF APPLICATION: 02/21/2026

1. NAME OF INDIVIDUAL / ENTITY MAKING APPLICATION:

Erica Spurs
PLEASE PRINT

2812 Watchpoint Road
ADDRESS

Little Elm TX 75068
CITY, STATE, ZIP

(469) 822-2246
TELEPHONE NUMBER

EMAIL ADDRESS

3. ASSESSOR'S GEOGRAPHIC ACCOUNT NUMBER AND LEGAL DESCRIPTION:
(Please refer to the Geographical number in all communications with our office)

171416-045-0121-00, 171416-045-0122-00, 171416-045-013100

4. APPLICATION FEE: For the total fees to apply, contact Public Works (318-226-6934).
Payments must be made in certified funds only and payable to the Parish of Caddo.

Please note: You must have a parcel / geographical number to apply; the Parish does not recognize property addresses. Public Works only process the sale of Adjudicated Property and does not maintain a list of adjudicated properties nor assist in ownership information.

----- ***The following comes after a bid opening has been scheduled*** -----
(at least six weeks after applying)

5. Submit Sealed Bid: Deliver the sealed envelope by hand, mail, commercial courier, or other means to the Caddo Parish Department of Public Works at the address provided on the adjudicated property bid form by the date and time in the published notice. Bidders are responsible for the timely submission of their bids. Submissions received after that date and time shall be returned unopened to the address outside of the envelope.

PARISH OF CADDO
APPLICATION FOR PURCHASE OF ADJUDICATED PROPERTY

GENERAL CONDITIONS

The Parish of Caddo makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the Purchase of Adjudicated Property. The implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded. The Parish of Caddo shall not be liable for any special, punitive, incidental, or consequential damages resulting from the sale of Adjudicated Property.

The purchase of Adjudicated Property is authorized under the State of Louisiana's revised statutes, Act 947, effective August 15th, 2010. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to review the application for the purchase of Adjudicated Property.

The use of Adjudicated Property as collateral and the ability to resell or reconvey Adjudicated Property is not warranted or guaranteed. If a property is encumbered with Federal Tax Liens, the Internal Revenue Service has the right to redeem said property beyond the date of sale. The applicant shall not have any recourse against the Parish of Caddo or the Caddo Parish Commission or any of its officers, administrators, employees, Attorneys, or any other agent for any defect of title or any defect in the property.

The high bidder shall comply with the requirements of La. R.S. 47:2206-7. If a given property requires six months' notice under La. R.S. 47:2206, the high bidder shall have 240 days from the date of the bid opening to complete the process required by La. R.S. 47:2207. If a given property requires 60 days' notice under La. R.S. 47:2206, the high bidder shall have 120 days from the date of the bid opening to complete the process required by La. R.S. 47:2207. **Failure of a high bidder to timely complete the process after notice will constitute abandonment of the process. Abandonment of the process will result in the forfeit of the funds held by the Parish and in the property being eligible for purchase in a subsequent process.**

All reimbursements for notifications shall follow La. R.S. 47:2247. Applicants must provide a detailed itemization of each cost, including Parish application fees. Any cost reimbursement provided without a receipt, accompanied with a detailed itemization, or not listed will constitute a failure to collect cost. Receipts must be provided to our office within 72 hours after notification. If a bankruptcy action is taken, you may not be entitled to recover any out-of-pocket cost.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for the sale of Adjudicated Property. I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the Adjudicated Property noted in this application for sale of Adjudicated Property. I also understand the Parish of Caddo will reserve unto itself all oil, gas, or other minerals and mineral rights, whatsoever in, on, or under the property.

GEO NUMBER 171416-045-0121-00

PRINT NAME Erica Spurs

SIGNATURE  _____

DATE 02/21/2026