

Calcasieu Parish Police Jury
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NOTICE: THE CALCASIEU PARISH POLICE JURY CAN ONLY TRANSFER OWNERSHIP INTEREST IN A GIVEN PARCEL WHICH IT AND THE OTHER TAXING ENTITIES IN CALCASIEU PARISH HAVE ACQUIRED IN A PARISH TAX SALE. ALL TRANSFERS OF TITLE ARE MADE BY QUITCLAIM DEED FROM THE CALCASIEU PARISH POLICE JURY WHICH CONTAINS NO WARRANTY OR COVENANT OF TITLE. THIS MEANS THAT THE POLICE JURY AND THE OTHER TAXING ENTITIES DO NOT GUARANTEE A MARKETABLE TITLE AT THE TIME OF TRANSFER. THE TRANSFERRED TITLE IS "FREE AND CLEAR", WHICH MEANS THAT IT IS FREE AND CLEAR OF ALL MORTGAGES, LIENS, AND ENCUMBRANCES ETC., BUT NOT THAT IT IS MARKETABLE TITLE. THE PURCHASER MAY NEED TO CONSULT AN ATTORNEY TO INITIATE AN ACTION TO REMOVE ANY CLOUD ON THE TITLE AND GAIN A MARKETABLE TITLE.

Per your request for information regarding the purchasing of property adjudicated for tax purposes to the Parish of Calcasieu, the Parish has adopted the following procedure, in accordance with LA R.S. 47:2196 et seq.

Calcasieu Parish Police Jury Adjudicated Property Overview

www.calcasieu.gov

How to Obtain Information on an Adjudicated Parcel:

View the available parcels by visiting our website at www.calcasieu.gov

When you have located a parcel in which you have an interest on the Adjudicated Property map, use the Calcasieu Parish Assessor's website to obtain the legal description of the parcel. (*Note: Adjudicated Property No., Parcel No. and Assessment No. are all the same number*)

www.calcasieuassessor.org

Click on Property Search

Enter the Parcel Number. Ensure that there are eight (8) digits - you may need to add zeros (00) before the number to get the eight digits.

*Example: If the Parcel number is 112234, you would need to enter
00112234 to pull up the information.*

Click Search. Click on the details button which will bring you to the information on the parcel. The Assessor's office can print a plat for you if the legal description does not indicate the dimensions of the parcel.

Three (3) years must pass from the date of the tax sale in which a particular parcel did not sell for it to be considered adjudicated property. The Calcasieu Parish Police Jury only sells non-warranty deeds.

There are two (2) ways to bid on an adjudicated property:

1. A customer may initiate a sale by completing the following:
 - a. an application
 - b. \$75 cashier's check or money order
 - c. Copy of the Plat and the Parcel listing from the Tax Assessor's Office
2. A customer may bid on a property currently on the list of properties for the upcoming sale by:
 - a. Completing an application
 - b. Attaching a \$75 cashier's check or money order and delivering it
 - c. Before noon, the Friday before the sale

The list of parcels for the upcoming sale will be available to the public at least 30 days in advance of the sale. You may join the mailing list by submitting your email address to adjudicatedproperty@calcasieu.gov.

*The application **and** fee must be submitted for **each** parcel. The \$75 fee will be refunded if you are not the high bidder for that parcel.*

You or someone on your behalf must be present on the day of the sale to verbally bid on the parcels in which you have submitted an application(s). *No money is collected the day of the sale.*

The highest bidders' information will be submitted to the Police Jury at its next meeting for its approval and an Ordinance will be issued authorizing the sale to proceed.

A copy of this Ordinance is mailed to the high bidder along with a letter requesting a 50% earnest money deposit within 90 days as well as a Mortgage and Conveyance Certificate from a title company that shows the names and/or companies that need to be notified about the sale.

The buyer will do the research to find addresses for each of the names on this list by using the phone book, Google, etc. to locate each.

The buyer returns these names and addresses to the Adjudicated Property Section who mails certified letters to each name as well as places an advertisement in the American Press. **The buyer is responsible for the cost of these items.**

The clock starts ticking once the ad runs in the American Press

Adjudicated less than five (5) years requires a six (6) month waiting period

Adjudicated more than five (5) years requires a sixty (60) day waiting period

If no one comes forward and redeems the parcel by the end of the waiting period, the buyer can schedule the closing and pay the remaining 50%.

- *If the parcel is redeemed, the buyer will be refunded any monies they have expended*

The sale is not final until the deed is filed at the Office of Mortgages and Conveyances at the Clerk of Court's Office.