

Procedures to Obtain Adjudicated Property in Ouachita Parish by the Ouachita Parish Police Jury

1. Obtain a status sheet from the Ouachita Parish Tax Assessor=s Office of the piece of property that you are interested in purchasing.
 1. The piece of property must have been adjudicated for a period of more than three(3) years from this year before the Ouachita Parish Police Jury can take possession of the property.
 1. Example: The present year is 2003. The property must have been adjudicated to the Parish before 2000, or the Parish cannot take possession of the property.
2. A deposit of \$1,000.00 will be taken before the process of possession can take place. This can be performed at the Administrative Office of the Ouachita Parish Police Jury.
 - a. The deposit of \$1,000.00 will be returned once the property is sold to you.
****Failure of the property to be sold will lead to the forfeiture of your deposit.****
3. The Ouachita Parish Legal Department will process the possession of the property.
 1. The Legal Department must petition the 4th District Court of Ouachita Parish to take possession of the property.
 2. The process usually takes somewhere around ninety(90) to one-hundred-twenty(120) days.
 3. The Legal Department will research the following:
 1. Amount of takes owned on the property.
 1. Ouachita Parish Taxes
 2. City Taxes, if the property lies within the Cities of Monroe, West Monroe, Richwood, and Sterlington.
 2. Any liens, mortgages, judgements, etc. placed on the property.
4. When the 4th District Court of Ouachita Parish has granted the Ouachita Parish Police Jury possession of the property, the following will take place:
 1. An auction date will be set by the Ouachita Parish Sheriff=s Civil Department for the property to be sold.
 1. Auction dates are usually set about six(6) weeks from the date of possession by the Ouachita Parish Police Jury.
 2. Auctions are conducted every Wednesday @ 10:00 am on the West steps of the Ouachita Parish Courthouse.
 3. All bidding starts at the amount of taxes owned on the property. Other costs, such as, Clerk of Court costs and fees, Sheriff=s Office costs and fees, and 4th District Court costs and fees are also included in the amount of the final payment. This is separate from the auction bid.
 2. A letter will be sent notifying you the date of the auction.
 1. You bid on the property at the auction. The highest bidder receives the property.
5. Once final payment is received, the Ouachita Parish Sheriff=s Civil Department, the property is put in your possession.

IF YOU HAVE ANY QUESTION CONCERNING THESE PROCEDURES, PLEASE CALL:

RODNEY SMITH OR JAY MITCHELL @ 327-1340.