State of Louisiana

Parish of Grant
In the Name and By the Authority of The Police Jury of Grant Parish

Motion by Mr. Mark Ball **, seconded by** Mrs. Jennifer Futrell **and carried to adopt the following Ordinance:**

ORDINANCE NO. 07-2026

AN ORDINANCE TO PROVIDE FOR SALE OF ADJUDICATED PROPERTIES; AND, FURTHER PROVIDING WITH RESPECT THERETO.

WHEREAS, the Parish of Grant has an interest in the health, safety and welfare of its citizens; and

WHEREAS, numerous properties have been adjudicated to the Parish for nonpayment of taxes; and

WHEREAS, ACT 819 was enacted by the 2008 Legislative Session, revising La. R.S. 47:2121, *et seq.* to establish procedures for the sale of adjudicated properties, and the Parish of Grant has operated an adjudicated property program and desires to re-establish and adopt such procedures in order to place such adjudicated properties back into the economic stream of commerce for the benefit of its communities

WHEREAS, ACT 774 and ACT 411 were enacted by the 2024 and 2025 Legislative Sessions, respectively, to expand such opportunities, and La. R.S.47:2201, authorizes a political subdivision to adopt general ordinances governing the public sales and donations of adjudicated property and/or the issuance of a tax lien certificate for adjudicated property held by the political subdivision

NOW THEREFORE:

I. ADMINISTRATION

Grant Parish Police Jury hereby re-establishes the Grant Parish Adjudicated Property Program, which shall be administered by the Grant Parish Police Jury (hereinafter "GPPJ" or "Parish"). The Parish shall either handle the process internally or shall contract with a third-party administrator or management company (hereinafter "Management Company") to administer the sale or donation of adjudicated properties in the Parish.

This ordinance applies to "adjudicated property" defined in statute as "property of which tax sale title is acquired by a political subdivision pursuant to La. R.S. 47:2196 prior to January 1, 2026." La. R.S. 47:2122 ACT 774 (2024)

II. PRE-AUCTION PROCESS

A. Initiation of the Sale of Adjudicated Property or of a Converted Tax Lien Certificate

The Parish shall make best efforts to acquire a list of names and addresses of adjudicated properties from the tax roll records and make such list available to the public. The list shall be forwarded to the Management Company.

Pursuant to La. R.S 47:2203 and 47:2204, the sale of adjudicated property or of a tax lien certificate resulting from the conversion of adjudicated property to a tax lien certificate may be prompted by individual interest (whether it be a natural person or juridical person) or at the request of the Parish, at any time.

An individual or entity submitting a request for the sale of specific property shall submit an application with a certified check or money order for a determined amount for each piece of property. This fee will be considered a portion of the administrative fee for the work performed to prepare and sell the identified adjudicated property or to prepare and sell tax lien certificate for the converted adjudicated property. It shall be fully refundable to the interested purchaser until a **Written Offer to Bid** containing the minimum bid has been accepted and signed.

Upon receipt of application and administrative fee, a preliminary investigation shall be conducted to confirm that the property has been adjudicated, has not been redeemed and has not been determined to be needed for a public purpose. The Parish or Management Company shall communicate, as necessary, with the office of the tax collector and tax assessor for the purpose of calculating the Minimum Bid (set forth below) and shall prepare and provide the interested purchaser with a **Written Offer to Bid** containing the minimum bid figure.

Grant Parish hereby establishes that there is no minimum bid at the public sale of an adjudicated property or of a converted tax lien certificate; however, unless circumstances demand otherwise, recommended bidding should not be less than the lesser of the total

amount of statutory impositions or two-thirds of the assessed value based on the tax assessor's valuation.

The decision to sell adjudicated property or adjudicated property converted to a tax lien certificate will be made at the time that the **Written Offer to Bid** is made. If adjudicated property is donated, the decision to donate either adjudicated property or to convert the property to a tax lien certificate prior to donation will be made as a part of the Parish's decision to agree to the donation. The Parish or Management Company will provide information regarding the difference between the two processes; however, the interested purchaser will be advised to seek legal counsel regarding the decision between the options. No Information conveyed by the Parish or Management Company as part of the Adjudicated Property Program is intended to serve as legal advice.

After a written minimum bid offer is signed and returned or a decision to donate is made, the Parish or Management Company shall prepare the property or tax lien certificate for sale or donation as follows:

1. Notice to Interest Holders - Title research shall include a review of documents from the public record for purpose of determining the identity and current address of each owner or owners of the property, each tax notice party, the owner or owners of the property at the time of an initial tax sale, a lessee of the property whose lease or notice thereof has been recorded, and any other person or entity holding an interest in the property including any mortgage, privilege or other encumbrance.

   Adjudicated Property - If the decision to sell adjudicated property is made, the Parish or Management Company, shall send notice to these individuals that they have until the filing of the act transferring the property to redeem the property or otherwise challenge in a court of competent jurisdiction the potential sale. Additionally, the notice will advise the recipient that the act will not be filed until six months from the date of notice for properties adjudicated less than five (5) years or sixty (60) days from the date of the notice for properties adjudicated for more than five years. No properties will be sold or donated or converted to tax lien certificates for sale or donation until three (3) years have passed from the time that the tax sale deed has been filed in the conveyance records. The Parish or Management Company shall also cause this notice to be published in the official journal of the Parish of Grant.

   Tax Lien Certificate – If the decision to convert adjudicated property to a tax lien certificate is made, the Parish or Management Company, shall prepare the conversion document, file the tax lien certificate in the Mortgage records; send a notice conforming with La. RS 47:2156(C) to all identified tax lien auction parties; and prepare and submit an affidavit of costs to the tax collector.

2. Public Notice of Auction – A public sale of the adjudicated property or tax lien certificate by auction shall be advertised at least twice in the official journal for the Parish of Grant: once at least thirty days prior to the date of the public sale, and once no more than seven days prior to the date of the public sale. The notice shall provide for the minimum bid, the time and date of in-person bidding, as well as other terms of bidding or sale.

III. BIDDING AND PUBLIC SALE

Except as otherwise provided in this ordinance, the auction shall be governed by La. R.S. 9:3151 *et seq.* Following notice of sale being published in the official journal of the Parish of Grant, the following shall occur:

A. Public Auction

Public auction of adjudicated property shall be held at the Grant Parish office located at 200 Main Street, Colfax, Louisiana, and shall be handled by the office of Parish Secretary/Treasurer. All bid amounts are subject to final approval by the Parish Police Jury. The Parish is hereby authorized to accept and/or reject any or all bids, and to execute any and all documents necessary to finalize the sale of properties sold pursuant to these procedures. If in any event a property is not sold at such public auction, the property shall remain adjudicated to the Parish.

B. Terms for Sale of Adjudicated Property or Sale of Tax Lien Certificates

All Acts of Sale of adjudicated property shall contain provisions, acceptable in form and substance to the Parish, which provide that all such sales shall be for cash and shall be without warranty of title and without any warranty of merchantability or fitness; shall be "as is, where is"; that it shall be the obligation of the purchaser to obtain title insurance, if it is desired; that all such sales shall be subject to such encumbrances, liens, mortgages, real charges or other burdens reflected in the public records; and that the Act of Sale for such adjudicated property shall contain a condition which shall require the purchaser of such property to improve/renovate/make use of the tract, to the satisfaction of the administration, within 365 days of the passage of the Act of Sale and that, if the purchaser fails to timely comply with this provision, the Parish Police Jury shall have the right to rescind, dissolve or cancel the sale.

All acts of sale of tax lien certificates shall contain provisions, acceptable in form and substance to the Parish, which provide that all sales are for cash and without further obligation by the Parish or Management Company to perform any enforcement or foreclosure activities on behalf of the purchaser of the lien as a part of the conversion of the adjudicated property to the tax lien certificate and subsequent sale of the lien. Risks associated with the purchase of a tax lien certificate resulting from the conversion of adjudicated property shall be borne entirely by the purchaser of the lien.

C. Closing Transaction for Non-Warranty Adjudicated Deed

Within 10 business days of the auction or as reasonable a time period thereafter, closing a sale of adjudicated property should occur. Such date may be extended by mutual agreement of the Parish or Management Company and the potential purchaser or based on the Parish or Management Company's determination that the closing should occur at a later date in the best interest of the Parish. Management Company will confirm that the property has not been redeemed prior to the closing and in communication with the tax collector's office. Closings shall be overseen or arranged by the Management Company to be held at the offices of Management Company or in Grant Parish. However, purchaser may agree to execute the documents at a more agreeable location, at purchaser's expense. At closing, the purchaser shall pay the net purchase price for the property as well as all fees to be charged by the Clerk of Court and the balance of any administrative fees still owed. All sales of adjudicated property are made without warranties whatsoever, except for warranty against eviction based on prior alienation by the political subdivision. Purchaser has the right to obtain title insurance, if available, at its sole cost and expense. All minerals and mineral rights shall be reserved by the Parish if allowed by law. Cash Sales may contain additional reservations, requirements, restrictions, rights of way, and servitudes imposed by the Parish.

Within 10 business days of the auction of a tax lien certificate or as reasonable a time period thereafter, the payment for the certificate should be made by the buyer along with the fee for the filing of the tax lien certificate in the Mortgage records. The Parish shall authenticate the assignment of the tax lien certificate and the Management Company shall file the assignment of the tax lien certificate with the recorder of mortgages.

All proceeds shall be paid pro rata to holders of statutory impositions and governmental liens, unless otherwise agreed. Disbursement of funds to the Parish Tax Collector with instructions from the Parish Tax Collector will be made by the Parish or Management Company. Any excess amount shall be retained by the Parish or shall be dispersed as determined appropriate by the mutual agreement of the governmental entities.

D. Purchaser's Affidavit

Contemporaneously with or subsequent to the filing of the sale or donation of adjudicated property, an affidavit conforming to La. R.S. 47:2208 shall be filed by the Purchaser or Management Company on behalf of the purchaser. The filing of the affidavit shall operate as a cancellation, termination, release, or erasure of record of all statutory impositions of all political subdivisions then due and owing, of all governmental liens, and of all interests, liens, mortgages, privileges, and other encumbrances recorded against the property sold and listed in the affidavit. Upon filing of the affidavit, the recorder of mortgages or the recorder of conveyances shall treat and mark as canceled, terminated, released, or erased, all those liens, privileges, mortgages or other encumbrances canceled, terminated, released or erased insofar as they affect the property. Purchaser shall be responsible for recording and paying any other recording fees, including, without limitation, fees for recording any affidavits.

IV. LOT NEXT DOOR PROGRAM

Grant Parish Police Jury hereby further authorizes the Parish to sell any eligible adjudicated property or converted lien to an adjoining landowner for the price set by the Parish without public bidding provided that the landowner can establish that he or she has maintained the adjudicated property for a period of one year prior to the sale. In the event that more than one adjoining landowner has maintained the property for a period of more than one year, the property will be auctioned to the adjoining landowners. Additionally, in situations involving a property having owners in indivision with percentages of the tax bill being taxed to different individual(s)/entity(ies) because of past tax sale(s) can be considered a Lot Next Door Owner if the sale will result in a larger percentage of the property being taxed to one owner in the future.

V. DONATION OF PROPERTY

The Grant Parish Police Jury hereby further authorizes the Parish, to the extent allowed by the Louisiana Constitution, to donate any eligible adjudicated property to be used only for purposes allowed by the Louisiana Constitution.

VI. SEVERABILITY

If any provision contained in this ordinance is held invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end, the provisions established herein are declared severable.

This ordinance becomes effective in accordance with dates set forth herein and five (5) days after publication in the Official Journal.

The above ordinance was introduced on the **10th day of September, 2026.**

The ordinance was submitted to a roll call vote, and the vote thereon was as follows:

YEAS:	**8**
NAYS:	**0**
ABSTAIN:	**0**
ABSENT:	**0**

The ordinance was adopted this **12th** day of **November**, 2026.

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Jessie Pace
Secretary-Treasurer
Grant Parish Police Jury

Ceplias Bowie, Jr.
President
Grant Parish Police Jury

CERTIFICATE

I, Jessie Pace, Secretary/Treasurer of the Grant Parish Police Jury, do hereby certify the forgoing is a true and correct copy of an Ordinance adopted by the said Police Jury in a regular session on the _____ day of _____2026, at which a quorum was present.

Jessie Pace
Secretary/Treasurer
Grant Parish Police Jury