

The Civil Department processes service documents and is also in charge of garnishments and foreclosures. Sheriff's Sales are held on Wednesdays at 10:00 a.m. To find out when movable or immovable sales take place, please be sure to check the Plaquemines Gazette, issued on Tuesdays.

SHERIFF'S SALES INFORMATION FOR PLAQUEMINES PARISH

Sheriff's Sales are held on the second Wednesday of each month unless otherwise advertised. Sales are held at the Plaquemines Parish Sheriff's Office, Civil Department, 8022 Hwy 23, Belle Chasse, Louisiana at 10:00 a.m. Each property is advertised in the Plaquemines Gazette, the official newspaper of record, twice within thirty (30) days for real estate or once within ten (10) days for movables before the auction.

What is Real estate?

It is land with its improvements and the right to own and use them.

What are movables?

Anything that is not Real Estate is considered a movable or chattel property. Examples include but not limited to automobiles, boats, furniture, jewelry, business inventories, artwork, and musical instruments.

How many days does it take before a foreclosed property goes to auction?

It takes a minimum of forty-five (45) days from receipt of the writ to advertisement for the auction. During this time the foreclosure may be stopped for reasons such as bankruptcy or payment of the balance owed.

What are the usual costs of foreclosure?

Sheriff requires a \$2,000.00 ADVANCE DEPOSIT for real estate and \$1500.00 for movables from the party filing the original petition. Advertising, appraisals, certificates, deed, clerk's fee, towing, storage and sheriff's cost plus three (3%) percent commission on the sale of real estate and six (6%) percent commission on the sale for movables to the Office of the Sheriff. All aforementioned fees will be taken from the final bid amount if a third-party successfully wins the bid.

What is the minimum opening bid?

There are two categories for the minimum opening bid:

- When the sale is with appraisal the bid must open at two thirds (2/3) of the appraisal and must satisfy the superior claim. If 2/3 of the appraisal results in an opening bid insufficient to cover the cost and commission, then the opening bid will be raised to reflect those expenses.

· When the sale is “without” appraisal the bid must cover any superior claims plus the costs and commission.

Can I enter the property before I bid?

No access is allowed prior to the auction which is a judicial sale. The sale is not officially completed until the entire purchase price is paid in full. Therefore, it is only then that access to the property is legally permissible. All property is sold “AS IS WHERE IS” and the deeds are not warranted.

Must I bring the entire cash amount to the auction?

Upon successfully bidding on the property, the winning bidder must immediately provide the sheriff with ten (10%) percent of the purchase price paid in cash, cashier’s check, certified check or money order, plus their name, address, and phone number. With some properties, the entire amount must be paid in cash and this will be specified in the advertisement prior to the auction.

When must I pay the balance due?

The balance must be paid no later than 2 p.m. on the date of the sale unless the terms of the sale state differently. Failure to meet the deadline may result in the property being reset for a second auction. Should the second auction result in the lesser sales price, the first bidder may lose all or part of their deposit and may be used to recover the difference between the two bids should the second auction result in a lower sales price.

When will I receive the property deed?

Not less than fifteen (15) days after paying the balance of the purchase price, the sheriff shall pass an act of sale to the purchaser.

In a Sheriff’s Sale can I rely on the appraisal supplied by the plaintiff, defendant or the Sheriff?

There is no substitute for viewing and appraising property oneself. All appraisals are nothing more than a reflection of an individual’s opinion of the value of a property. The parties to the litigation have varying interests with respect to appraisal amounts.

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