



SHERIFF

**East Baton Rouge Parish
Post Office Box 3277
Baton Rouge, Louisiana 70821**

**SID J. GAUTREAUX, III
SHERIFF & TAX COLLECTOR**

**225-389-5000
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EAST BATON ROUGE SHERIFF'S SALES

TERMS AND CONDITION

1. Property Sold “As Is”

- The Sheriff sells only the Defendant's rights, title, and interest in the property.
- All properties are sold *as is*, with no warranties or guarantees.
- Neither the Sheriff nor Bid4Assets are responsible for any damage or loss related to the property.
- Buyers are responsible for conducting due diligence, including researching liens, encumbrances, or mortgages that may not be satisfied by post-sale distributions.
- The Sheriff recommends consulting an attorney before bidding.

2. Property Photographs

- Any photographs provided are for reference only and may not reflect the property's current condition.
- Images may also contain portions of property not included in the sale.

3. Bidder Registration & Deposit

- All bidders must complete the Bid4Assets online registration.
 - A \$500 deposit is required before participating. This deposit applies to all auctions closing on that particular auction date.
 - The remaining balance is due by 4:00 PM CT on the first business day after the auction. Payments must be made to Bid4Assets.
 - If the payment deadline falls on a federal holiday, the payment deadline shall be the close of business on the first business day after that date.
 - If the winning bidder fails to meet payment deadlines, all paid amounts will be forfeited, and the Sheriff reserves the right to sell the property to a backup bidder.
 - Additionally, the defaulting party shall be liable to the plaintiff and/or Sheriff for any and all costs incurred for the resale of the property.
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4. Minimum Bids

- If a property has an appraisal, the minimum bid is two-thirds (2/3) of the appraised value, unless sale costs exceed this amount.
 - If no appraisal exists, the minimum bid is the cost of sale.
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5. Property Withdrawal

- The Sheriff's Office retains the right to withdraw a property from a sale at any time.
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6. Upset Price

- The plaintiff's attorney must submit an upset price (minimum acceptable amount) at least one hour before the auction begins.
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7. Auction Process & Timing

- Bidding opens at 10:00 AM CT and closes at 12:00 PM CT.
 - If a bid is placed within the last five minutes, the auction will be extended by an additional five minutes.
 - Extensions will continue until no new bids are placed for five minutes, at which point the auction officially closes.
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8. Bidding Increments

- \$250 increments for immovable (real estate) property.
 - \$250 increments for movable (vehicles, personal, etc.) property.
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9. Possession of Property After Sale

- Purchasers are **not entitled to possession** of immovable property until the Sheriff's Deed has been **executed and recorded**.
 - Possession of property sold at Sheriff's Sale must be obtained **through the District Court foreclosure proceeding by writ of possession issued by the District Court and executed by the Sheriff**.
 - **Justice of the Peace** eviction proceedings are **not authorized** to obtain possession of property sold at Sheriff's Sale.
 - Any attempt to obtain possession through a Justice of the Peace Court or by a constable **will not be recognized or enforced by the East Baton Rouge Sheriff's Office**.
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10. Recording the Deed

- The East Baton Rouge Clerk of Court typically records the Sheriff's Deed within approximately fourteen (14) days of receipt of full payment.
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11. Movable Property Pickup

- Movable property must be picked up on the day of sale.
 - If not collected, the buyer may be responsible for storage costs at the facility where the asset is stored.
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Terms and Conditions are subject to change by the Sheriff and Bid4Assets.

Last updated February 4, 2026