Brett Stassi, Sr.

SHERIFF AND EX-OFFICIO TAX COLLECTOR

PARISH OF IBERVILLE
POST OFFICE BOX 231
PLAQUEMINE, LA 70765-0231
(225) 687-5100 www.ibervillesheriff.com

IBERVILLE PARISH SHERIFF'S SALES TERMS AND CONDITIONS

1. **"AS IS" Sale**
    a. The Sheriff sells all the rights, title, and interest of the Defendant in the property.
    b. The property is sold subject to any and all prior liens.
    c. All properties are sold **"AS IS"** with NO expressed or implied warranties or guarantees whatsoever.
    d. Neither the Sheriff nor Bid4Assests shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold.
    e. In anticipation of participating in the auction and purchasing of the property, the bidder assumes all responsibility for due diligence.
    f. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale distributions.
    g. The Sheriff recommends consulting an attorney before bidding.
2. **Photographs**
    a. Any photographs provided in the auction are intended only as a guide and are not substitute for conducting your own due diligence.
    b. Photographs may not reflect the current condition of the property and may display property that is not included in the sale.
3. **Registration & Deposit**
    a. Bidders must complete the **Bid4Assets online registration** process to participate in the auction.
    b. Bidders must submit a $1,000 deposit to Bid4Assets. This single deposit applies to all auctions closing on that particular auction date.
    c. Prospective third-party bidders must register and provide a deposit no later than noon (12:00pm CT) on the Thursday **before** the sale.

4. **Upset Price**
    a. The plaintiff's attorney must submit an upset price (least amount the plaintiff will accept for a property) at least one (1) hour before the auction begins.
5. **Auction Process & Timing**
    a. Bidding opens at 10:00 AM CT on the date of the auction and is scheduled to close at 12:00 PM CT.
    b. If a bid is placed within the last five (5) minutes of the auction, the auction will be extended by an additional five (5) minutes. This will continue until five (5) minutes pass without a bid being placed, at which point the auction will close.
    c. ***The sheriff's office retains the right to withdraw a property from a sale at any time.***
6. **Minimum Bids**
    a. Any property with an appraisal will have a minimum bid of two-thirds (2/3) of the appraised value, unless sale cost exceeds this amount.
    b. Any property without an appraisal will have a minimum bid of the cost of sale.
    c. Bidding shall be increments of $250.00 (two hundred fifty and 00/100 dollars).
7. **Payment of Purchase Price**
    a. The remaining balance, after the deposit is applied, is due by 4:00 PM CT on the first business day after the auction. Payments must be made to Bid4Assets.
    b. If the winning bidder fails to meet payment deadlines, all monies paid will be forfeited, and the Sheriff reserves the right to sell property to a backup bidder or reset for a 2nd sale.
    c. Additionally, the defaulting party shall also be liable to the plaintiff and/or Sheriff for any and all cost incurred for the resale of the property.
    d. The Sheriff shall have the right to ban any defaulting bidders from participating in any future sales.
8. **Recording of Deed**
    a. Deeds are typically recorded within 15 days after full payment is received.
9. **Movable Pickup**
    a. If movable property is not picked up on the day of sale, the buyer may be responsible for storage cost where the asset is stored.

Terms and conditions are subject to change by the Sheriff and Bid4Assets.

Last updated: September 1, 2026