

St. Charles Parish Adjudicated Properties

CivicSource.com



Stephen D. Morel, Esq.

Chief Legal Officer

CivicSource



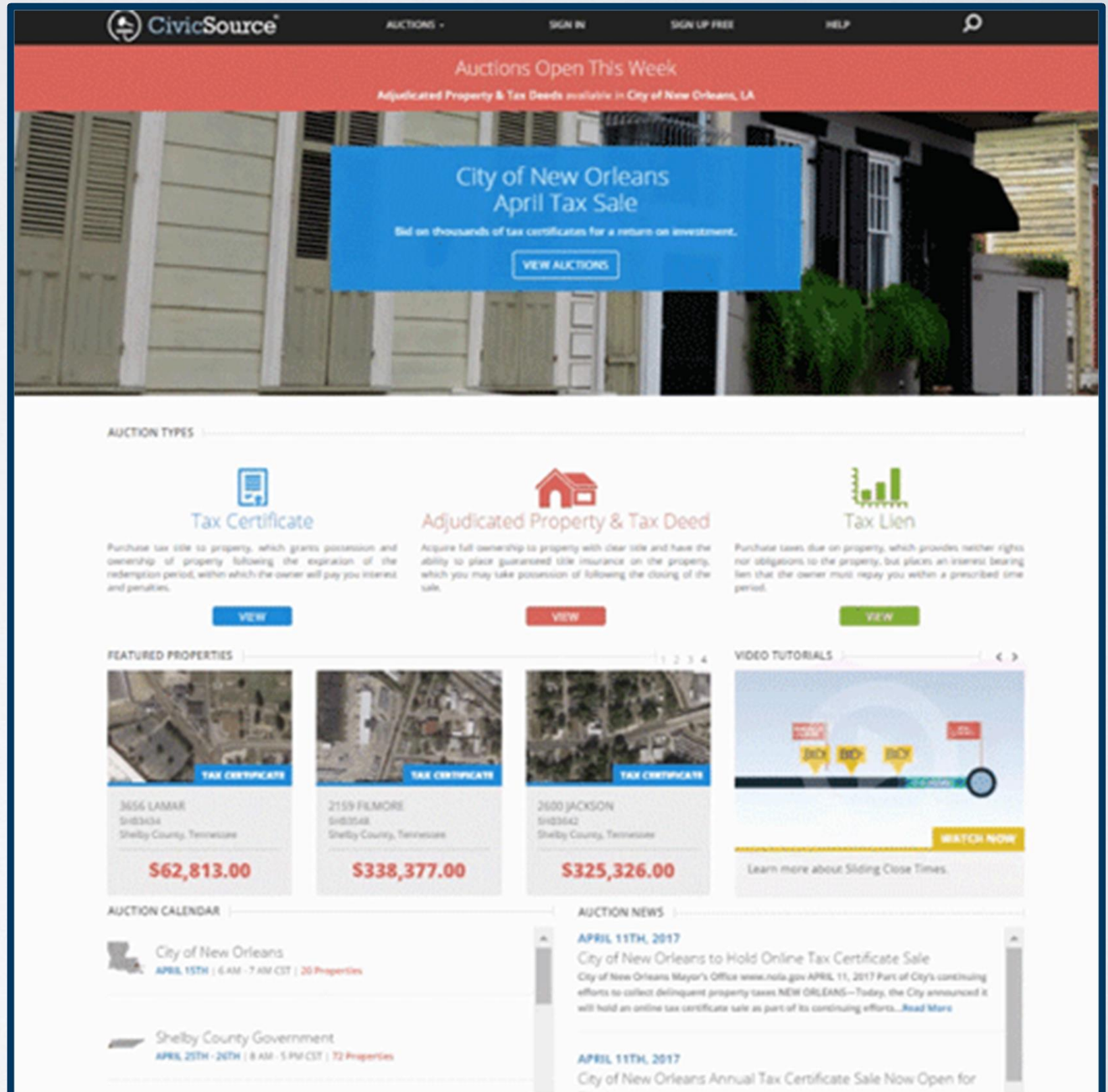
Accounts and Search
Currently Open Auctions

Future Sales

Product Types

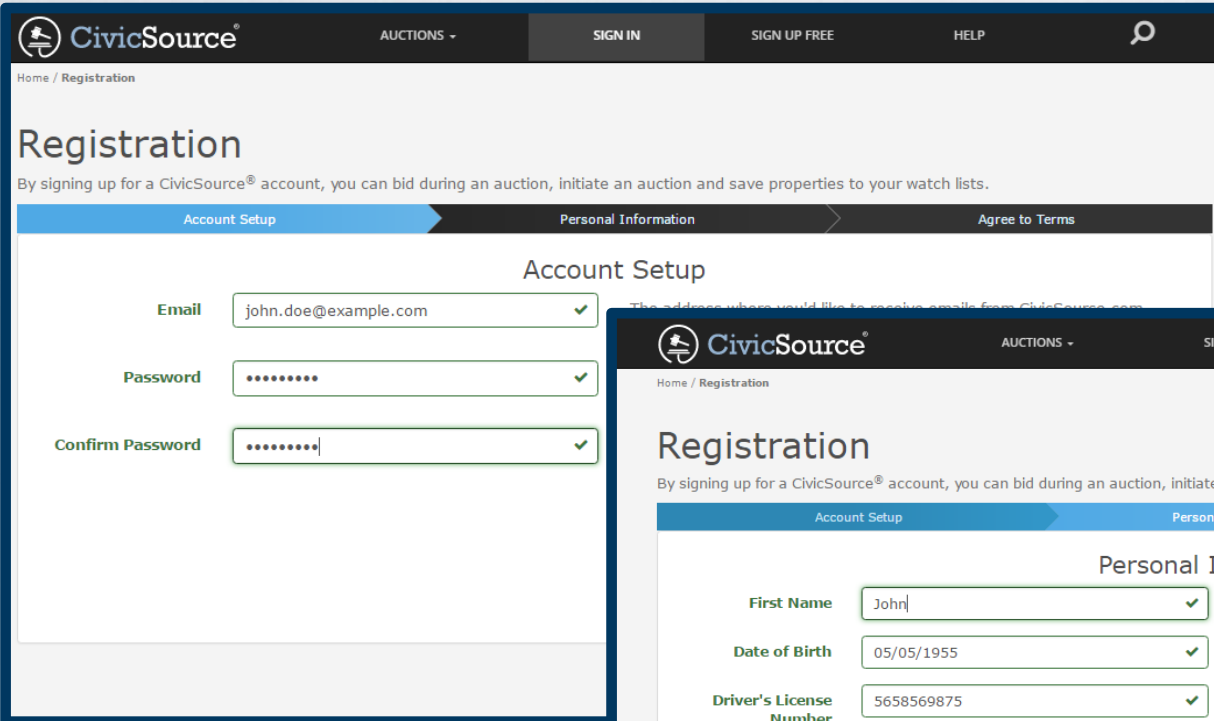
Featured and Help

Calendar and News



The screenshot displays the CivicSource homepage with a dark blue header containing the logo and navigation links: AUCTIONS, SIGN IN, SIGN UP FREE, and HELP. A red banner below the header reads "Auctions Open This Week" and "Adjudicated Property & Tax Deeds available in City of New Orleans, LA". The main hero section features a large image of a house with a blue overlay box that says "City of New Orleans April Tax Sale" and "Bid on thousands of tax certificates for a return on investment.", with a "VIEW AUCTIONS" button. Below this is a section titled "AUCTION TYPES" with three columns: "Tax Certificate" (with a document icon and description), "Adjudicated Property & Tax Deed" (with a house icon and description), and "Tax Lien" (with a bar chart icon and description). Each column has a "VIEW" button. The "FEATURED PROPERTIES" section shows three property listings with aerial photos and details: 3656 LAMAR (Shelby County, Tennessee, \$62,813.00), 2159 FILMORE (Shelby County, Tennessee, \$338,377.00), and 2600 JACKSON (Shelby County, Tennessee, \$325,326.00). The "VIDEO TUTORIALS" section includes a video player and a "WATCH NOW" button. The "AUCTION CALENDAR" section lists upcoming auctions for the City of New Orleans (April 15th, 6 AM - 7 AM CST, 20 Properties) and Shelby County Government (April 25th - 26th, 8 AM - 5 PM CST, 72 Properties). The "AUCTION NEWS" section features two news items: "APRIL 11TH, 2017 City of New Orleans to Hold Online Tax Certificate Sale" and "APRIL 11TH, 2017 City of New Orleans Annual Tax Certificate Sale Now Open for".

Quick 3 Step Sign-Up



Registration

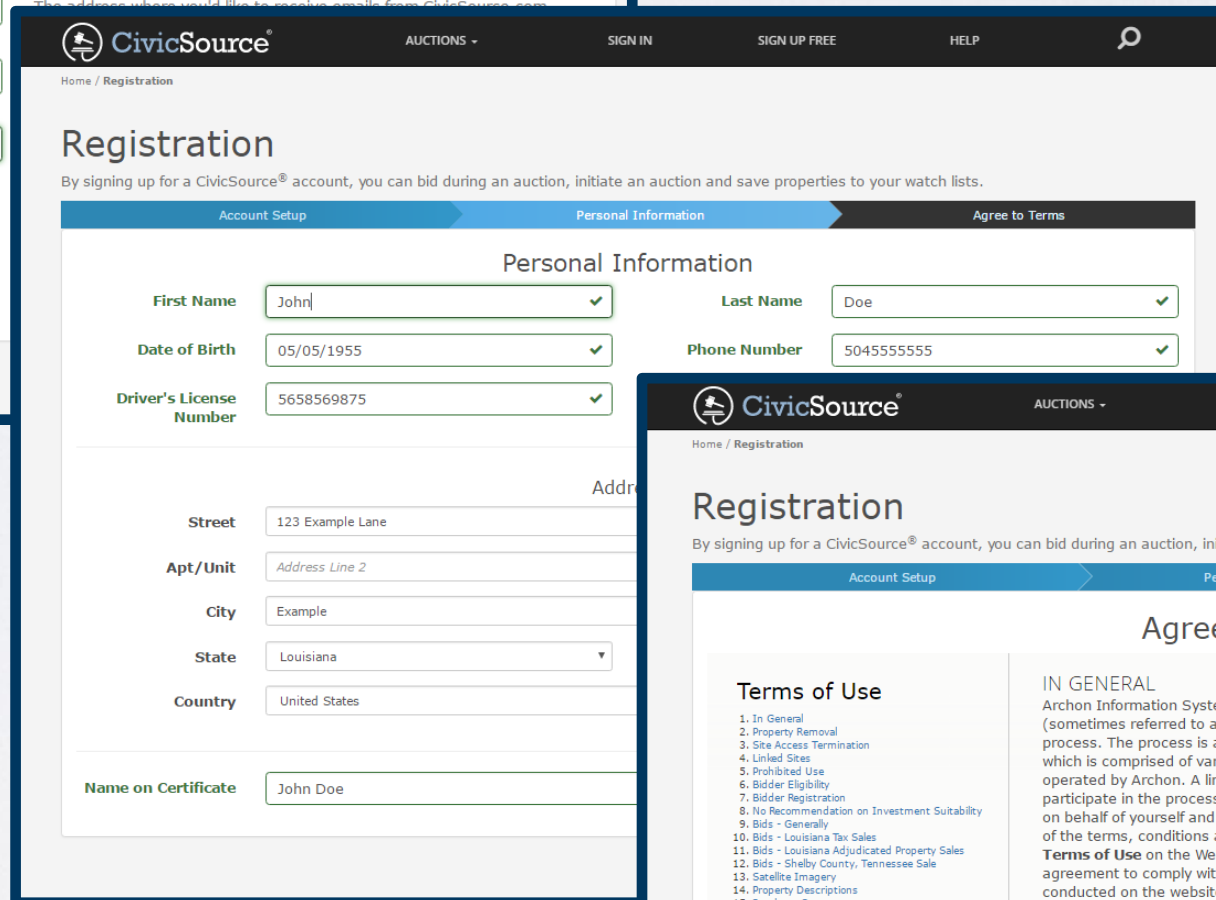
By signing up for a CivicSource® account, you can bid during an auction, initiate an auction and save properties to your watch lists.

Account Setup Personal Information Agree to Terms

Email: john.doe@example.com ✓

Password: •••••••• ✓

Confirm Password: •••••••• ✓



Registration

By signing up for a CivicSource® account, you can bid during an auction, initiate an auction and save properties to your watch lists.

Account Setup Personal Information Agree to Terms

First Name: John ✓

Last Name: Doe ✓

Date of Birth: 05/05/1955 ✓

Phone Number: 5045555555 ✓

Driver's License Number: 5658569875 ✓

Street: 123 Example Lane

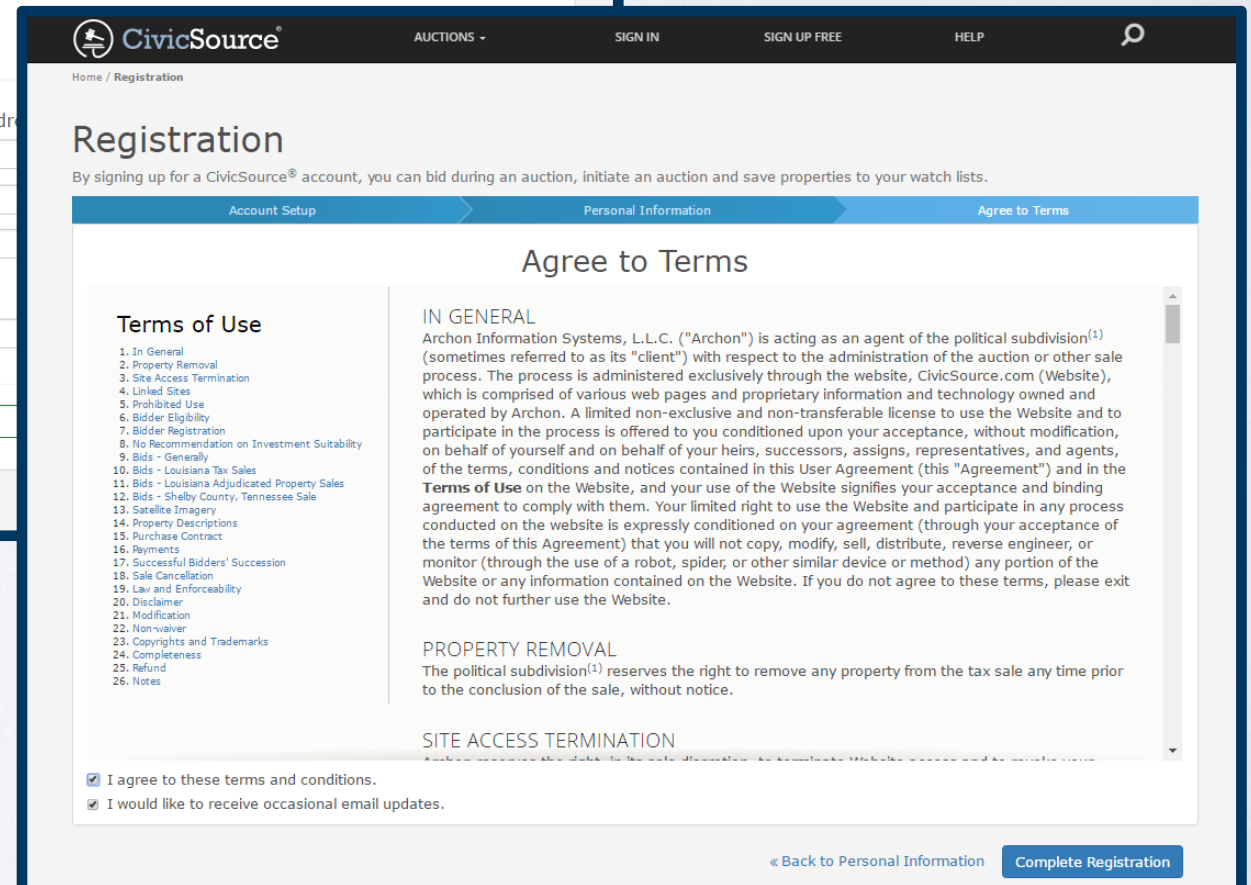
Apt/Unit: Address Line 2

City: Example

State: Louisiana

Country: United States

Name on Certificate: John Doe



Registration

By signing up for a CivicSource® account, you can bid during an auction, initiate an auction and save properties to your watch lists.

Account Setup Personal Information Agree to Terms

Terms of Use

1. In General
2. Property Removal
3. Site Access Termination
4. Linked Sites
5. Prohibited Use
6. Bidder Eligibility
7. Bidder Registration
8. No Recommendation on Investment Suitability
9. Bids - Generally
10. Bids - Louisiana Tax Sales
11. Bids - Louisiana Adjudicated Property Sales
12. Bids - Shelby County, Tennessee Sale
13. Satellite Imagery
14. Property Descriptions
15. Purchase Contract
16. Payments
17. Successful Bidders' Succession
18. Sale Cancellation
19. Law and Enforceability
20. Disclaimer
21. Modification
22. Non-waiver
23. Copyrights and Trademarks
24. Completeness
25. Refund
26. Notes

IN GENERAL

Archon Information Systems, L.L.C. ("Archon") is acting as an agent of the political subdivision⁽¹⁾ (sometimes referred to as its "client") with respect to the administration of the auction or other sale process. The process is administered exclusively through the website, CivicSource.com (Website), which is comprised of various web pages and proprietary information and technology owned and operated by Archon. A limited non-exclusive and non-transferable license to use the Website and to participate in the process is offered to you conditioned upon your acceptance, without modification, on behalf of yourself and on behalf of your heirs, successors, assigns, representatives, and agents, of the terms, conditions and notices contained in this User Agreement (this "Agreement") and in the **Terms of Use** on the Website, and your use of the Website signifies your acceptance and binding agreement to comply with them. Your limited right to use the Website and participate in any process conducted on the website is expressly conditioned on your agreement (through your acceptance of the terms of this Agreement) that you will not copy, modify, sell, distribute, reverse engineer, or monitor (through the use of a robot, spider, or other similar device or method) any portion of the Website or any information contained on the Website. If you do not agree to these terms, please exit and do not further use the Website.

PROPERTY REMOVAL

The political subdivision⁽¹⁾ reserves the right to remove any property from the tax sale any time prior to the conclusion of the sale, without notice.

SITE ACCESS TERMINATION

☒ I agree to these terms and conditions.


☒ I would like to receive occasional email updates.

[Back to Personal Information](#) [Complete Registration](#)

Free and Secure

 Secure | <https://www.civicsource.com/registration>

Search by Parcel or Account Number, Auction Lot Number, Address or street name.


 CivicSource®

AUCTIONS ▾

SIGN IN


SIGN UP FREE

HELP



1234 Happy St

Search

 CivicSource®

AUCTIONS ▾

SIGN IN

SIGN UP FREE

Home / Search

89 results found.

Spreadsheet

Map View

Sort by

[Clear Filters](#)

Type
Tax Certificate (89)

Status
Past (0)
Now Open (0)
Future (89)

Location
Tennessee (89)
Shelby County (89)









Date (CST)
Apr 25, 8 am - Apr 26, 5 pm (72)
Apr 25, 8 am - Apr 26, 8 pm (89)
Apr 25, 8 am - Apr 27, 5 pm (87)
Apr 25, 8 am - Apr 27, 8 pm (79)

Map
Available (3)
Unavailable (86)

Online Bidding
Offline (0)
Online (89)

New Auctions
Last 30 Days (89)

Bid Status
Has Bids (0)
No Bids (89)

	0 ONTARIO SHB3437 NEW Shelby County, Tennessee 07008800000240	\$4,238.00
	1115 FIRESTONE SHB3438 NEW Shelby County, Tennessee 04001100000130	\$2,947.00
	711 ROANOKE SHB3439 NEW Shelby County, Tennessee 02506600000050	\$7,929.00
	1879 BISMARCK SHB3440 NEW Shelby County, Tennessee 03503700000160	\$2,124.00
	423 BUNTYN SHB3441 NEW Shelby County, Tennessee 04501900000670	\$3,146.00
	3485 PINE RIDGE SHB3442 NEW Shelby County, Tennessee 07310200000180	\$4,328.00
	3784 STURGEON SHB3443 NEW Shelby County, Tennessee 05808700000410	\$3,079.00
	946 CROCKETT SHB3445 NEW Shelby County, Tennessee 02104000000480	\$3,126.00

Use Filters to narrow Search Results.

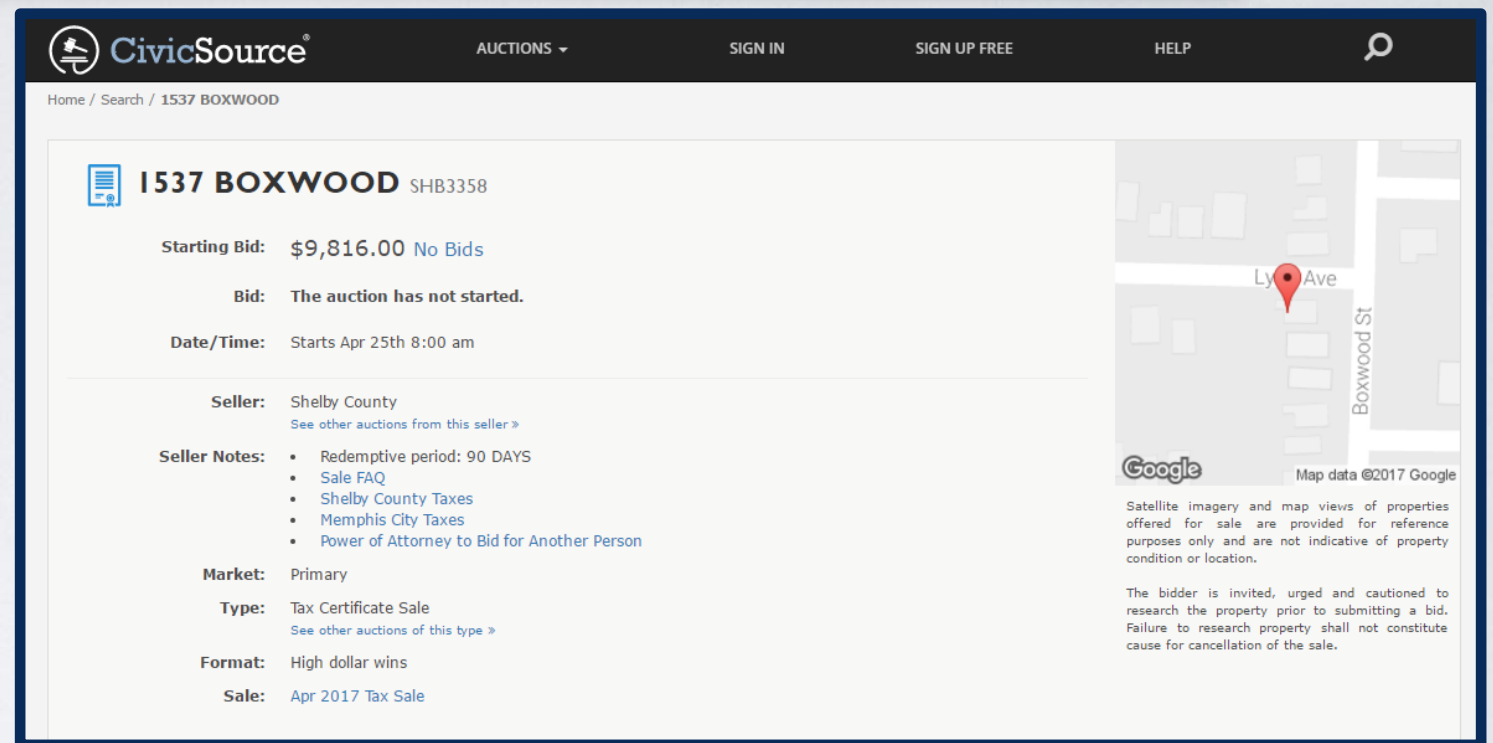
- Product Type
- Status
- Location
- Date of Sale
- And More

Each property auction has its own page

Auction Details include

- Starting Bid
- Date and Time of sale
- Type of auction
- Satellite image
- Notes from the Seller

Every cost generated is listed on the Auction Details page.



1537 BOXWOOD SHB3358

Starting Bid: \$9,816.00 No Bids

Bid: The auction has not started.

Date/Time: Starts Apr 25th 8:00 am

Seller: Shelby County
[See other auctions from this seller »](#)

Seller Notes:

- Redemptive period: 90 DAYS
- [Sale FAQ](#)
- [Shelby County Taxes](#)
- [Memphis City Taxes](#)
- [Power of Attorney to Bid for Another Person](#)

Market: Primary

Type: Tax Certificate Sale
[See other auctions of this type »](#)

Format: High dollar wins

Sale: Apr 2017 Tax Sale

Map: A satellite map showing the property location at the intersection of Ly Ave and Boxwood St. The map is credited to Google and dated 2017.

Satellite imagery and map views of properties offered for sale are provided for reference purposes only and are not indicative of property condition or location.

The bidder is invited, urged and cautioned to research the property prior to submitting a bid. Failure to research property shall not constitute cause for cancellation of the sale.

COSTS		
<p>Note: The starting bid is an estimate based on projected costs and will change before the auction starts. As research and noticing occur, actual costs will be added to this auction. The actual costs, once known, will determine the starting bid price.</p>		
Quantity	Description	Cost
1	Data Acquisition	\$5.00
1	Account Origination & Document Storage	\$0.00
2	Louisiana Tax Commission Change Order Research	\$0.00
2	Tax Debtor Bankruptcy Research	\$0.00
1	Skip Tracing Research	\$0.00
1	Address Confirmation Calls	\$0.00
1	Interested Party Public Record Research	\$50.00
7	Legally Compliant Certified Notice	\$15.00
6	Legally Compliant First-Class Notice	\$1.50
2	Legally Compliant Certified Campaign	\$47.42
2	Legally Compliant First-Class Campaign	\$10.02
1	Advertisement	\$12.00
1	Advertisement 2	\$12.00
1	Online Tax Sale	\$15.00
1	Tax Sale Certificate Filing	\$65.00
1	Payment Processing Fee	\$10.00
1	Delinquent Taxes	\$12.65
	Total	\$255.59



Auction Details page also includes:

- Taxes
- Assessments

Documents

- Research
- Noticing
- Other auction work

Click on the icon to download and view the document.



TAXES

Year	Type	Tax	Interest	City Penalty	Collection	Total
2016	Tax	\$10.18	\$0.41	\$0.00	\$1.06	\$11.65
	Collection Cost	\$137.50	\$0.00	\$0.00	\$0.00	\$137.50
	Notice Fee	\$1.00	\$0.00	\$0.00	\$0.00	\$1.00
Total		\$148.68	\$0.41	\$0.00	\$1.06	\$150.15

Note:

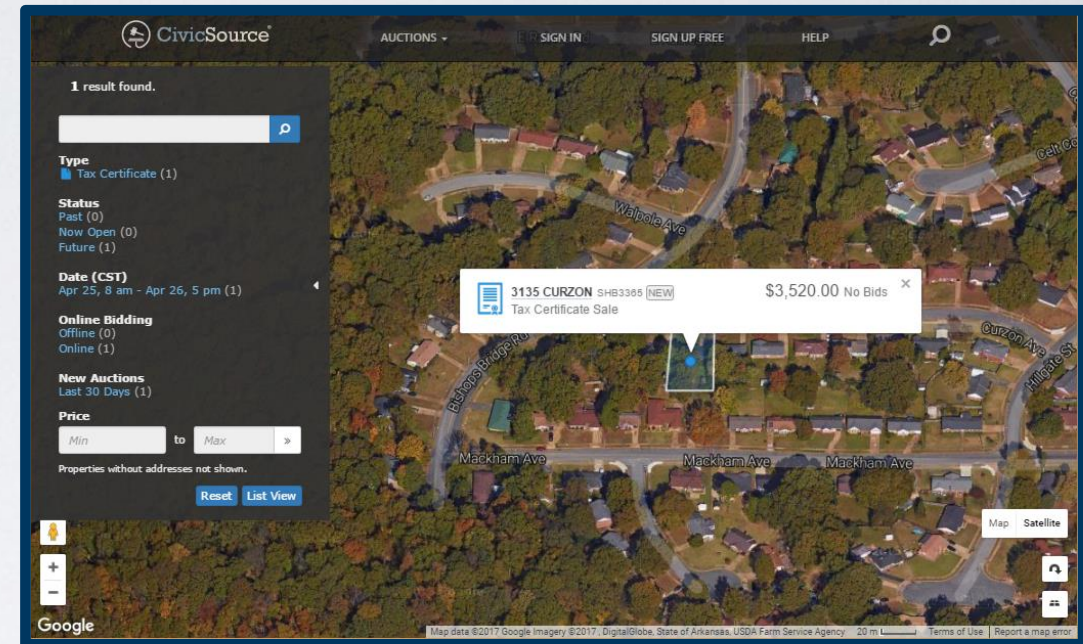
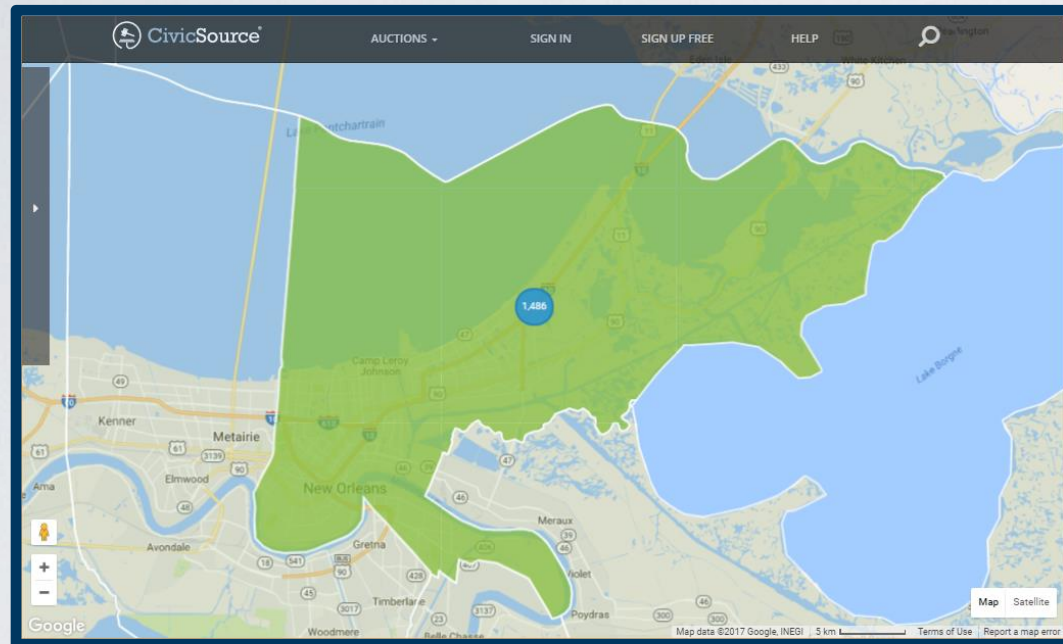
The tax sale costs and interest listed reflect the associated costs and fees to date. Additional interest may accrue prior to the tax sale opening, causing the interest and total amounts to increase. The purchase price during the time of the sale will reflect these increases. Following notification of your successful bid and receipt of payment, availability of the tax sale certificate through your CivicSource.com account will be confirmation that the tax sale recordation process has been completed. Failure to pay additional tax delinquencies not for sale through this web site may result in this property being offered at a subsequent tax sale. You should contact the tax authority for information regarding additional delinquencies.

ASSESSMENT

Year	Type	Amount
2016	COMMERCIAL LAND	\$200.00

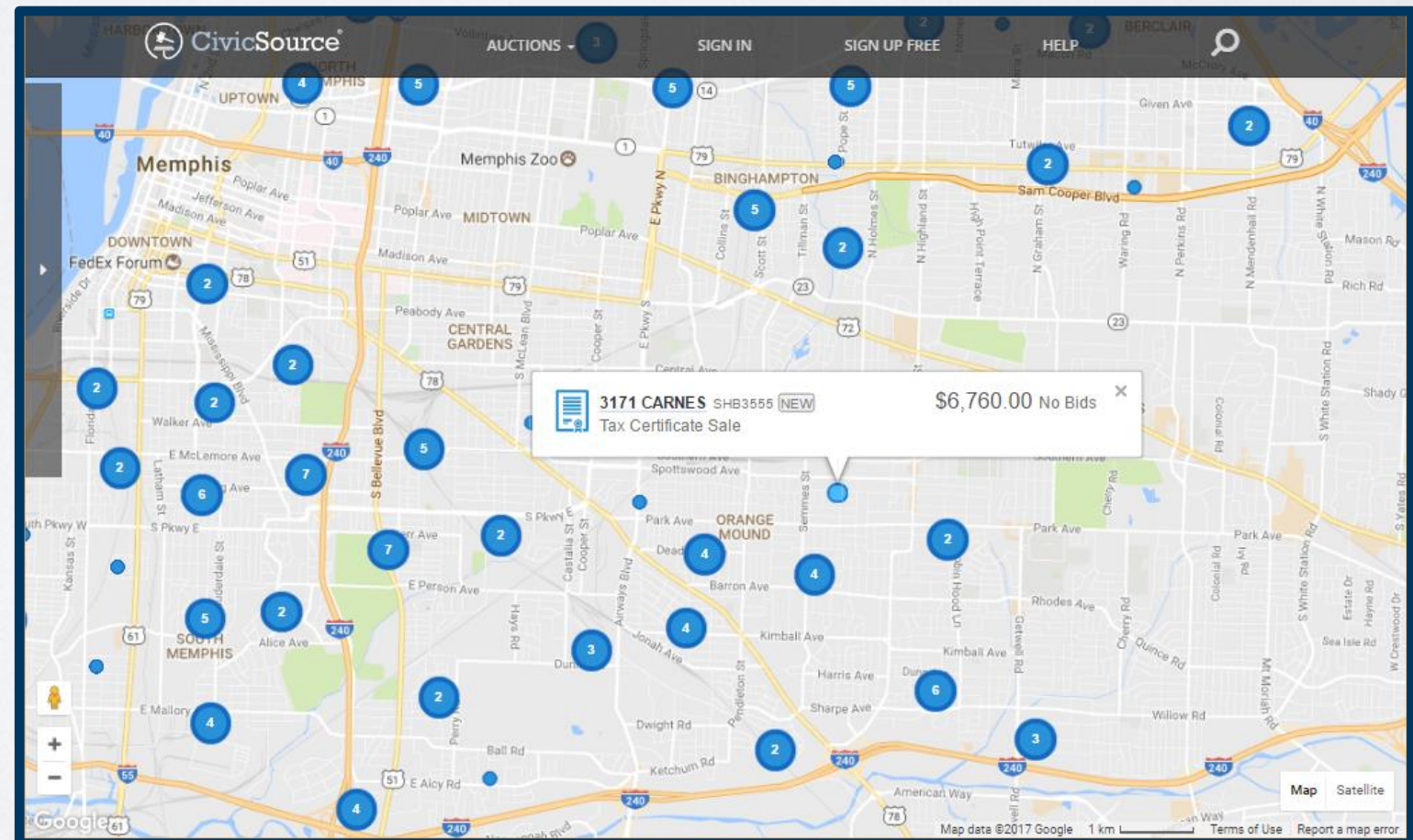
DOCUMENTS

Date	Type	Recipient	Download
04/08/2017	<div>Certified</div> Tax Sale Party Notice	HUD COMMUNITY DEVELOPMENT BLOCK GRANT	
04/06/2017	<div>Certified</div> Return Mail	MAE LOUISE MILLER	
04/06/2017	<div>Certified</div> Return Mail	MAE LOUISE MILLER	
03/24/2017	<div>Certified</div> Return Mail	HUD COMMUNITY DEVELOPMENT BLOCK GRANT	
03/24/2017	<div>Certified</div> Return Mail	OFFICE OF COMMUNITY DEVELOPMENT	
03/22/2017	<div>Certified</div> Return Mail	ARGENT MORTGAGE CO LOL	
03/22/2017	<div>Certified</div> Return Mail	ROAD HOME PROGRAM	
03/08/2017	<div>Certified</div> Tax Sale Party Notice	ROAD HOME PROGRAM	
03/08/2017	<div>Certified</div> Tax Sale Party Notice	OFFICE OF COMMUNITY DEVELOPMENT	
03/08/2017	<div>Certified</div> Tax Sale Party Notice	MAE LOUISE MILLER	
03/08/2017	<div>Certified</div> Tax Sale Party Notice	ARGENT MORTGAGE CO LOL	
02/10/2017	<div>Certified</div> Notice of Tax Sale	MAE LOUISE MILLER	
02/24/2016	<div>Certified</div> Return Mail	MAE LOUISE MILLER	
02/11/2016	<div>Certified</div> Notice of Tax Sale	MAE LOUISE MILLER	



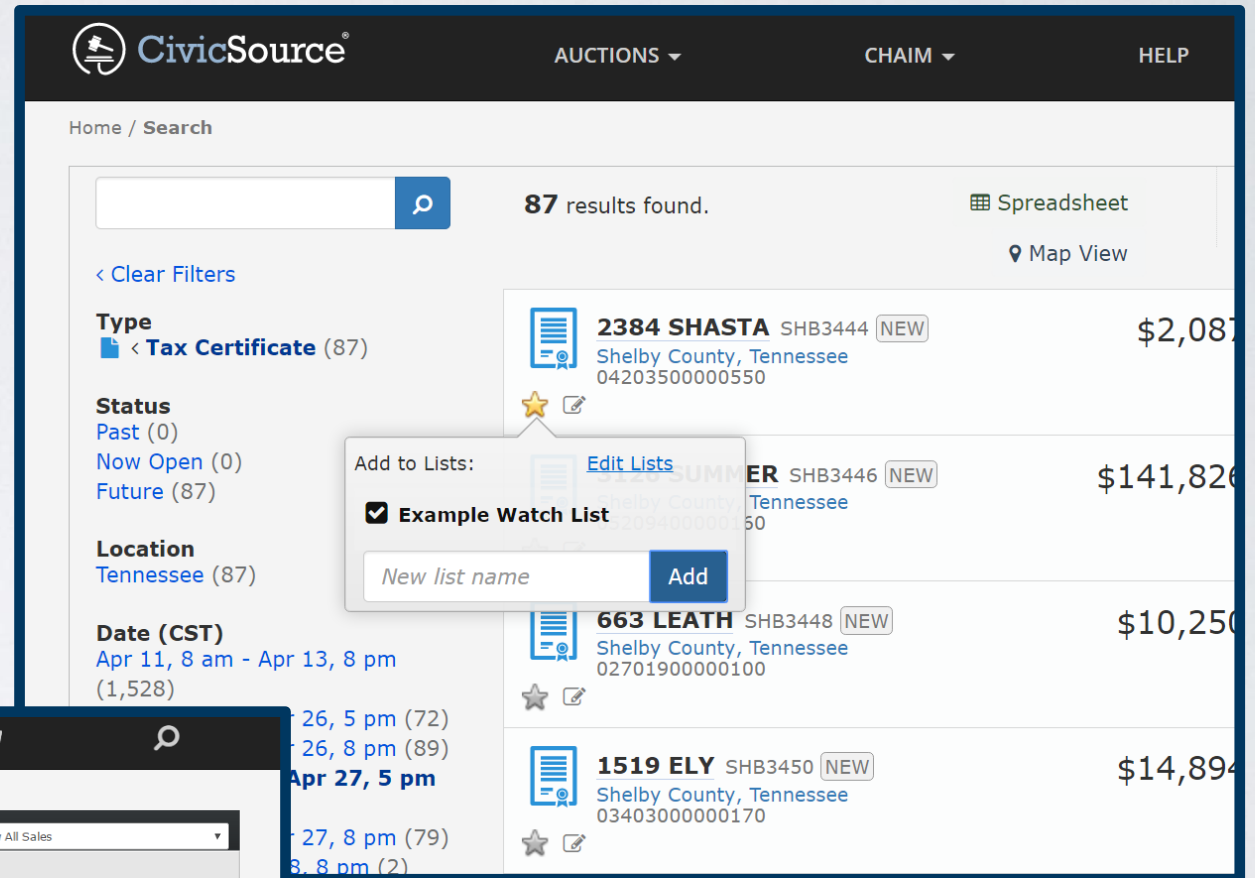
Map Features Include

- Search and Filter
- Map and Satellite Images
- Direct link to Auction page



Created from properties you choose.

Click the Star Icon to add a property to a Watch List.



Home / Search

87 results found. [Spreadsheet](#) [Map View](#)

[Clear Filters](#)

Type
[Tax Certificate](#) (87)

Status
[Past](#) (0)
[Now Open](#) (0)
[Future](#) (87)

Location
[Tennessee](#) (87)

Date (CST)
[Apr 11, 8 am - Apr 13, 8 pm](#) (1,528)

2384 SHASTA SHB3444 **NEW** \$2,087.00
 Shelby County, Tennessee
 04203500000550

3126 SUMMER SHB3446 **NEW** \$141,826.00
 Shelby County, Tennessee
 05209400000160

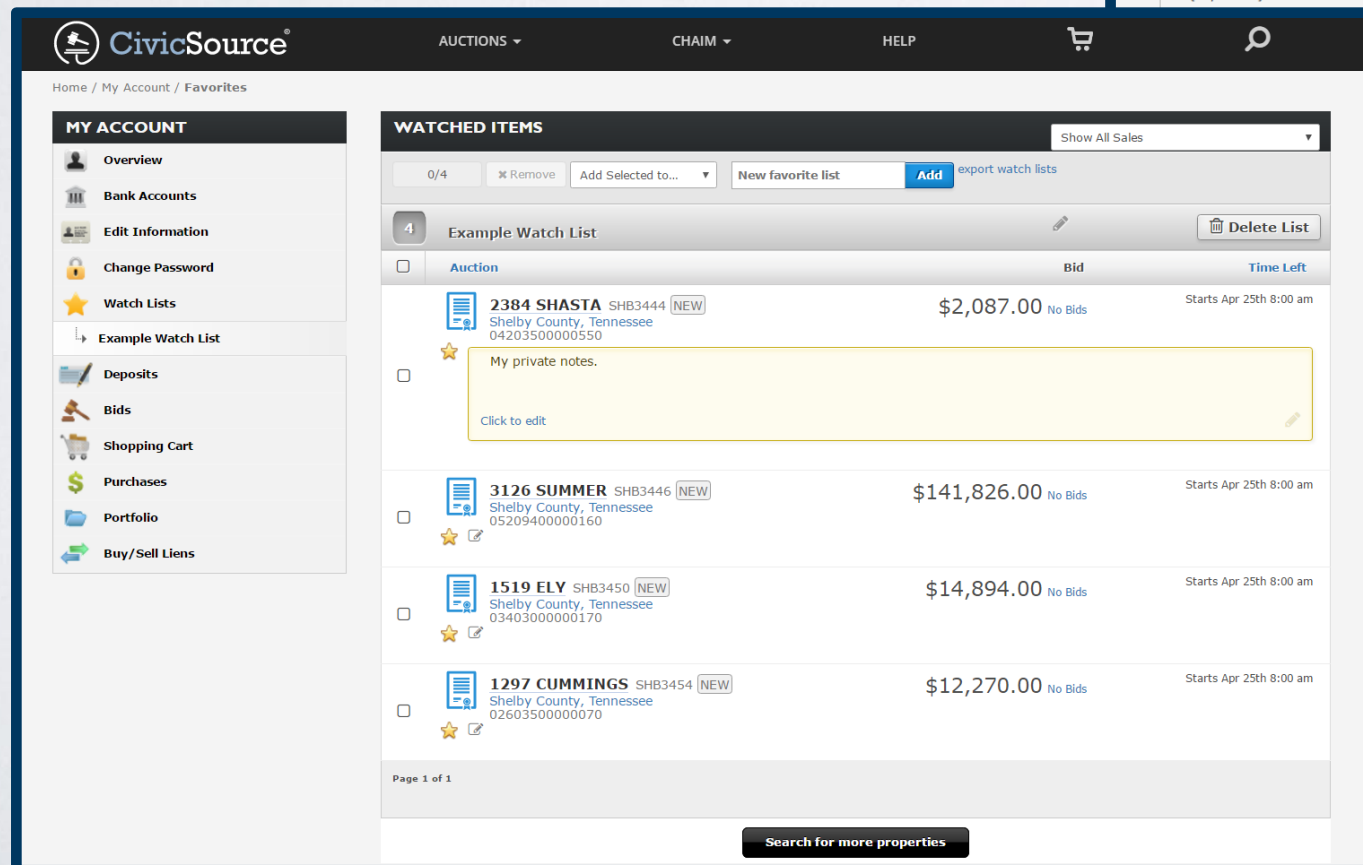
663 LEATH SHB3448 **NEW** \$10,250.00
 Shelby County, Tennessee
 02701900000100

1519 ELY SHB3450 **NEW** \$14,894.00
 Shelby County, Tennessee
 03403000000170

Add to Lists: [Edit Lists](#)

☒ **Example Watch List**

[Add](#)



Home / My Account / Favorites

MY ACCOUNT

- Overview
- Bank Accounts
- Edit Information
- Change Password
- Watch Lists
- Example Watch List
- Deposits
- Bids
- Shopping Cart
- Purchases
- Portfolio
- Buy/Sell Liens

WATCHED ITEMS [Show All Sales](#)

0/4 [Remove](#) [Add Selected to...](#) [New favorite list](#) [Add](#) [export watch lists](#)

4 Example Watch List [Delete List](#)

<input type="checkbox"/>	Auction	Bid	Time Left
<input type="checkbox"/>	2384 SHASTA SHB3444 NEW Shelby County, Tennessee 04203500000550	\$2,087.00 No Bids	Starts Apr 25th 8:00 am
<input type="checkbox"/>	3126 SUMMER SHB3446 NEW Shelby County, Tennessee 05209400000160	\$141,826.00 No Bids	Starts Apr 25th 8:00 am
<input type="checkbox"/>	1519 ELY SHB3450 NEW Shelby County, Tennessee 03403000000170	\$14,894.00 No Bids	Starts Apr 25th 8:00 am
<input type="checkbox"/>	1297 CUMMINGS SHB3454 NEW Shelby County, Tennessee 02603500000070	\$12,270.00 No Bids	Starts Apr 25th 8:00 am

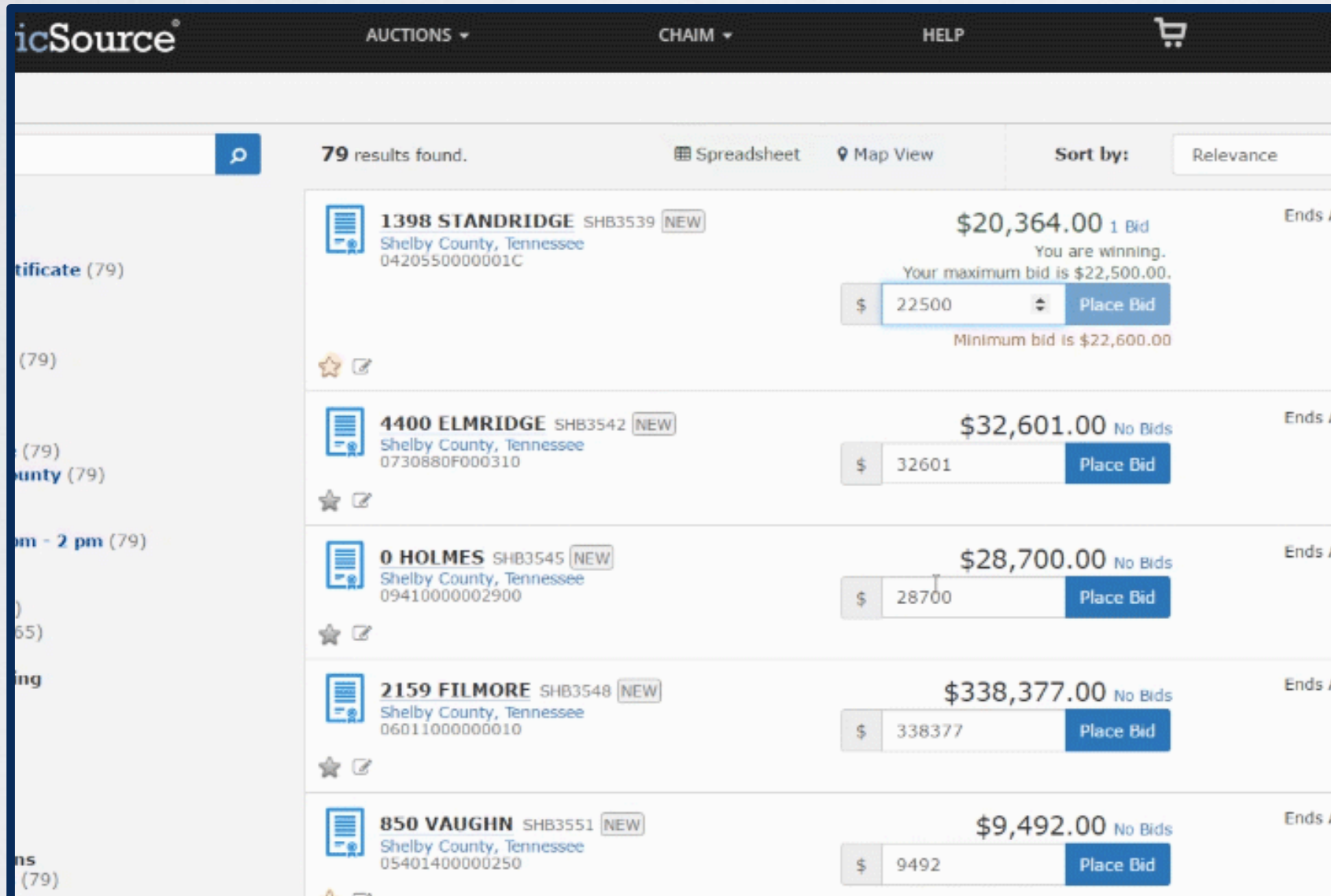
My private notes.
[Click to edit](#)

Page 1 of 1

[Search for more properties](#)

Bid directly from the Watch List

Make private notes on each property.



The screenshot displays the CivicSource auction interface. At the top, there is a navigation bar with 'AUCTIONS', 'CHAIM', and 'HELP' links, along with a shopping cart icon. Below the navigation bar, a search bar and a '79 results found.' indicator are visible. The interface includes tabs for 'Spreadsheet' and 'Map View', and a 'Sort by:' dropdown set to 'Relevance'. The main content area lists five auction items, each with a property address, county, and a 'Place Bid' button. The first item, '1398 STANDRIDGE', shows a current bid of \$20,364.00 and a 'Place Bid' button with a maximum bid of \$22,500.00. The other items are '4400 ELMRIDGE', '0 HOLMES', '2159 FILMORE', and '850 VAUGHN', each with a 'Place Bid' button and a maximum bid of \$32,601.00, \$28,700.00, \$338,377.00, and \$9,492.00 respectively.

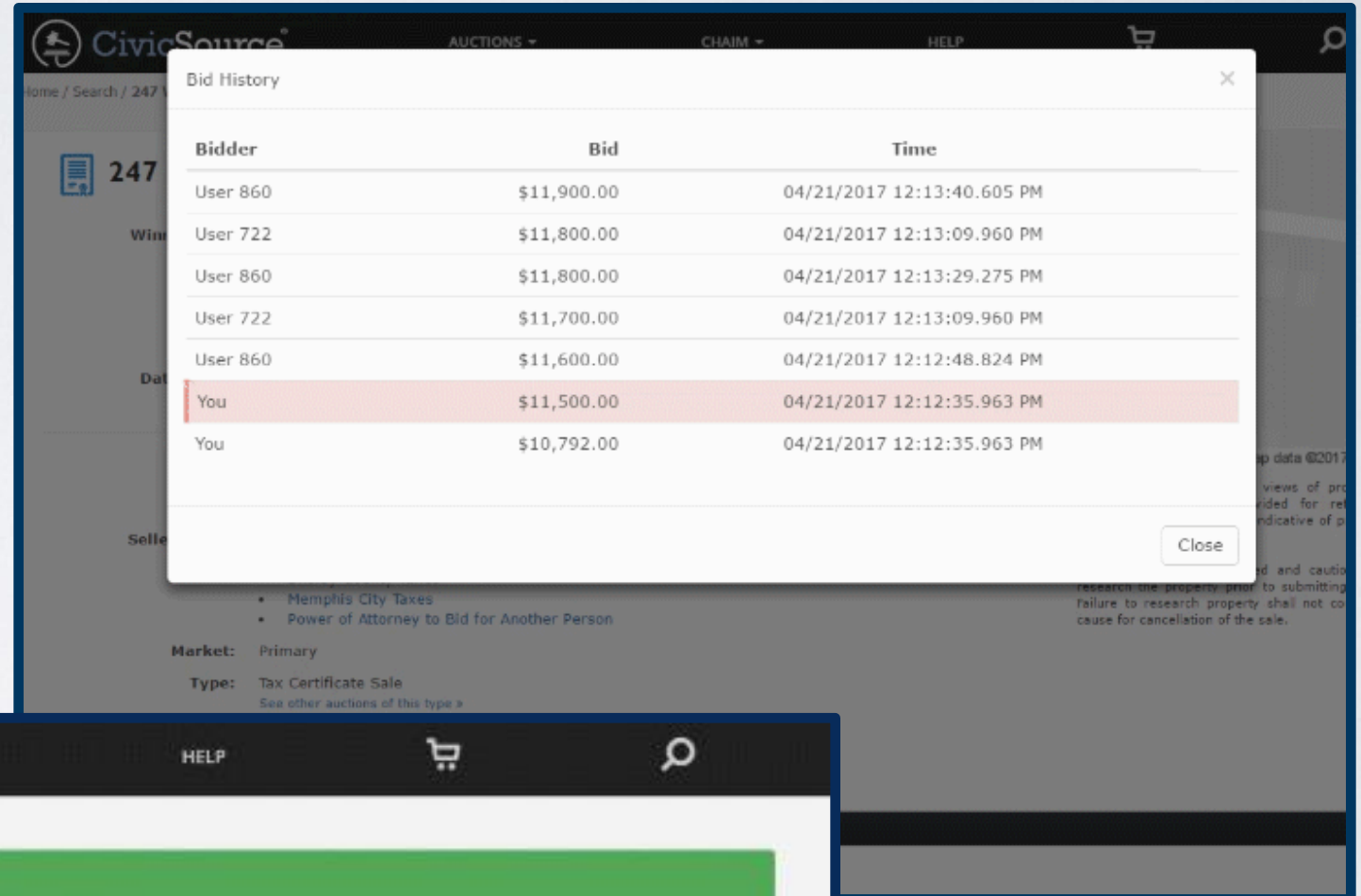
Property Address	County	Current Bid	Maximum Bid	Status
1398 STANDRIDGE	Shelby County, Tennessee	\$20,364.00	\$22,500.00	1 Bid
4400 ELMRIDGE	Shelby County, Tennessee	\$32,601.00	\$32,601.00	No Bids
0 HOLMES	Shelby County, Tennessee	\$28,700.00	\$28,700.00	No Bids
2159 FILMORE	Shelby County, Tennessee	\$338,377.00	\$338,377.00	No Bids
850 VAUGHN	Shelby County, Tennessee	\$9,492.00	\$9,492.00	No Bids

Bidding Available from multiple screens

- Search Results list view
- Auction Details page
- Watch List page

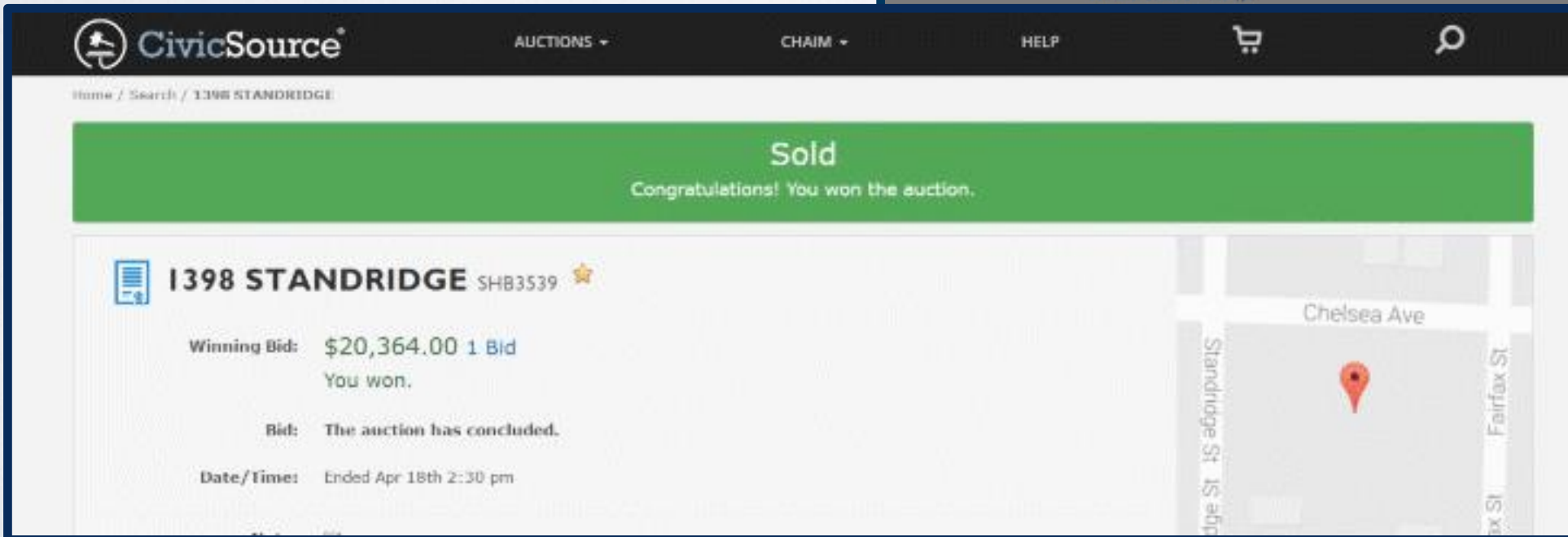
Watch Bids in real-time

Instant auction results



A screenshot of the CivicSource website showing a 'Bid History' modal window. The modal displays a table of bids for a specific auction. The table has three columns: Bidder, Bid, and Time. The bids are listed in descending order of bid amount. The highest bid is from 'User 860' at \$11,900.00. The lowest bid shown is from 'You' at \$10,792.00. The modal also includes a 'Close' button at the bottom right.

Bidder	Bid	Time
User 860	\$11,900.00	04/21/2017 12:13:40.605 PM
User 722	\$11,800.00	04/21/2017 12:13:09.960 PM
User 860	\$11,800.00	04/21/2017 12:13:29.275 PM
User 722	\$11,700.00	04/21/2017 12:13:09.960 PM
User 860	\$11,600.00	04/21/2017 12:12:48.824 PM
You	\$11,500.00	04/21/2017 12:12:35.963 PM
You	\$10,792.00	04/21/2017 12:12:35.963 PM



A screenshot of the CivicSource website showing the auction results for property 1398 STANDRIDGE. The page features a green banner at the top stating 'Sold' and 'Congratulations! You won the auction.' Below this, the property details are displayed, including the winning bid amount, the number of bids, and the date/time the auction ended. A map of the property location is also shown.

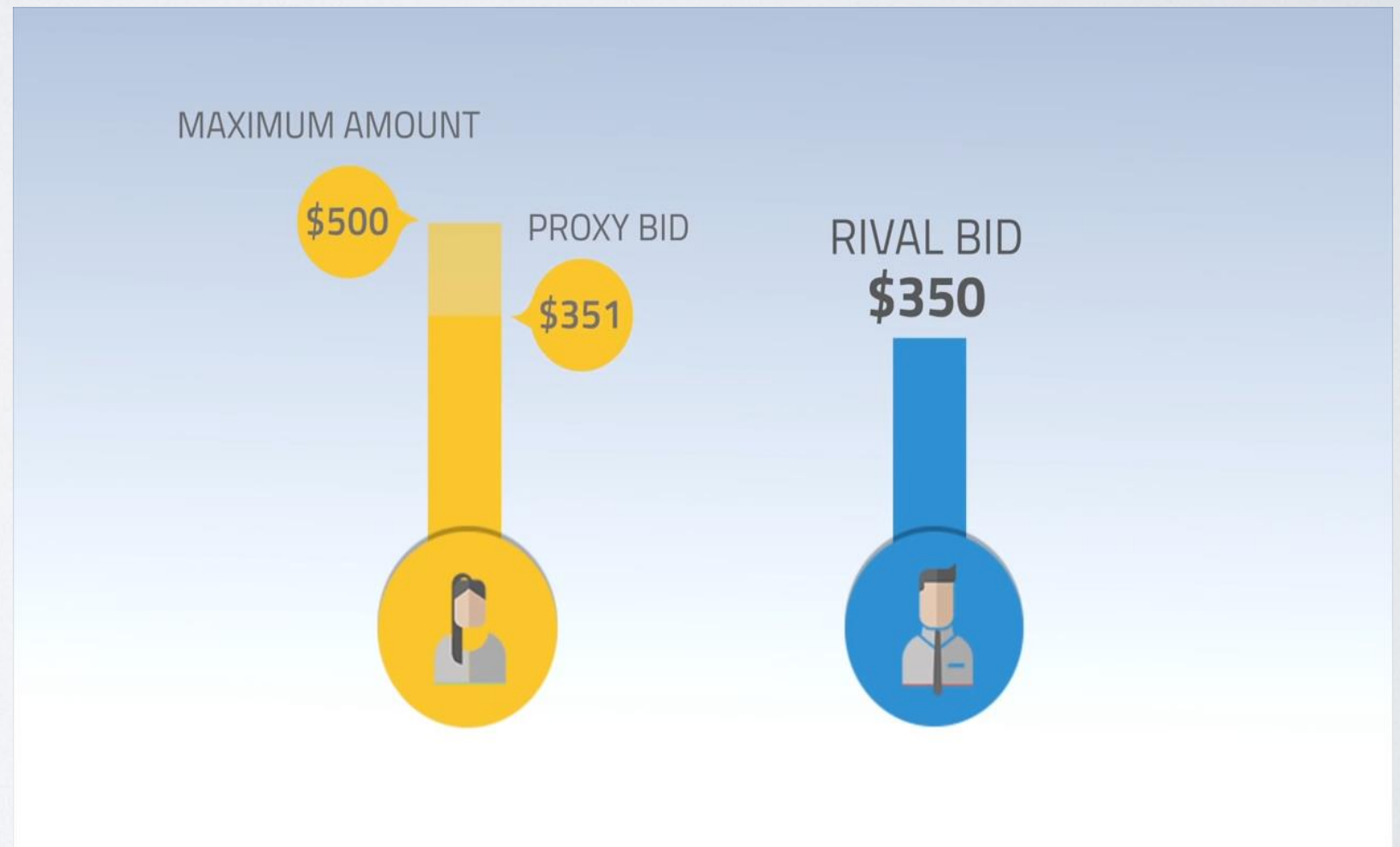
1398 STANDRIDGE SHB3539 ★

Winning Bid: \$20,364.00 1 Bid
You won.

Bid: The auction has concluded.

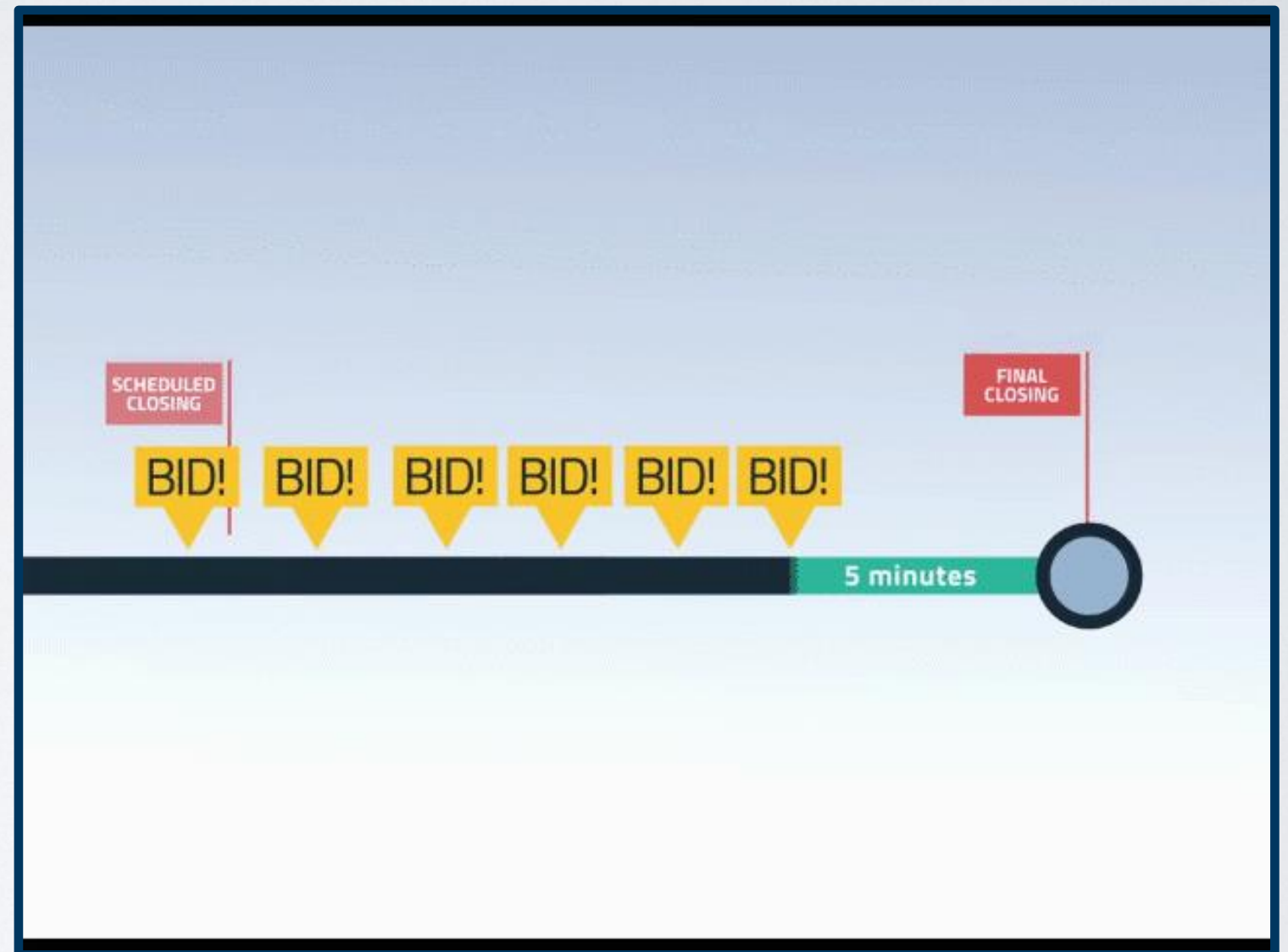
Date/Time: Ended Apr 18th 2:30 pm

1. Input your maximum bid.
2. CivicSource will place the smallest bid possible up to your maximum
3. If your maximum is reached you will be notified by email that you have been outbid.



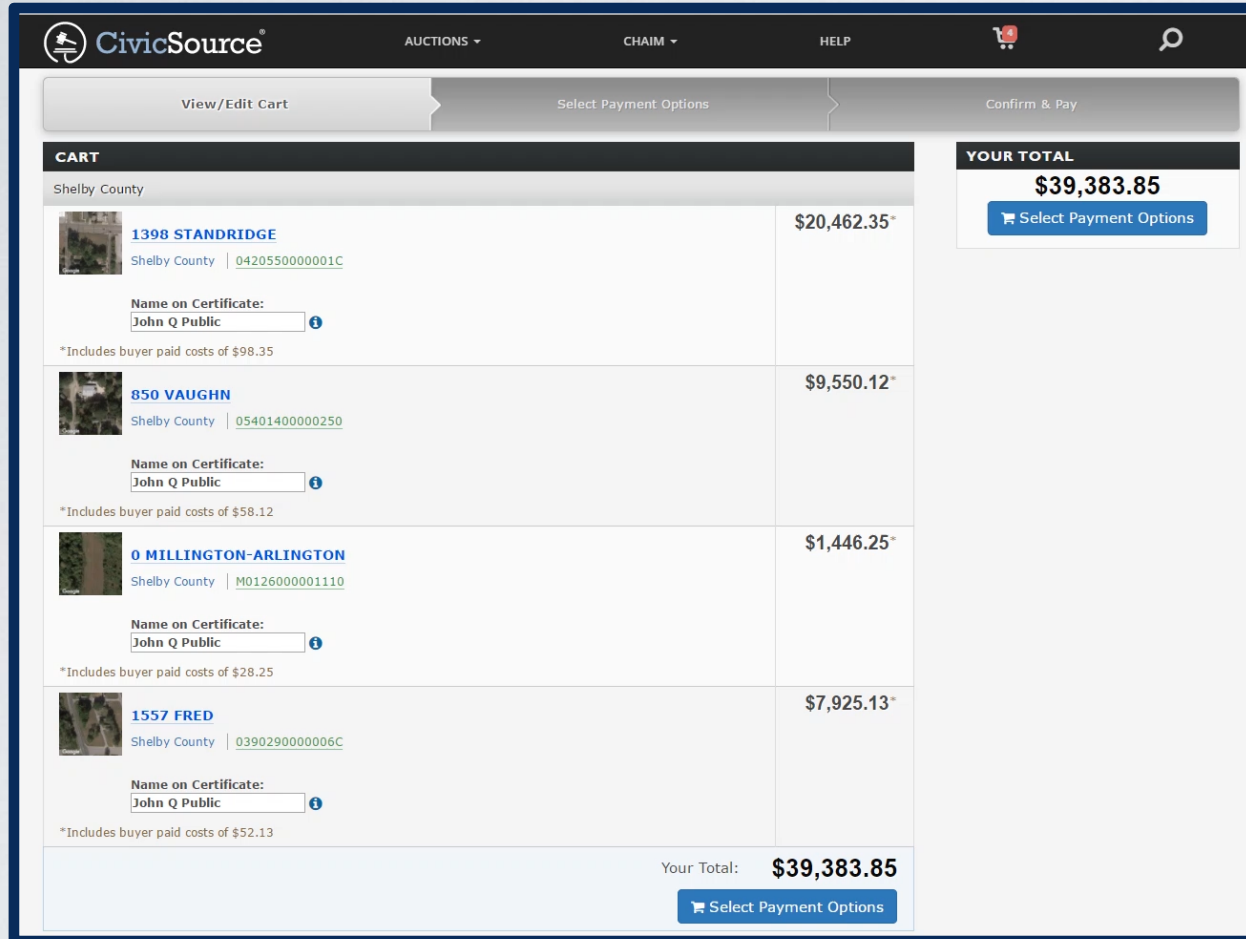
To prevent “*Sniping*”
CivicSource Auctions are
subject to a Sliding Close.

5 minutes of no bids are
required to close the
auction.







Check out with the Shopping Cart

- Familiar method
- Fast and Secure



CART

Shelby County

 1398 STANDRIDGE Shelby County 042055000001C Name on Certificate: John Q Public	\$20,462.35*
 850 VAUGHN Shelby County 05401400000250 Name on Certificate: John Q Public	\$9,550.12*
 0 MILLINGTON-ARLINGTON Shelby County M0126000001110 Name on Certificate: John Q Public	\$1,446.25*
 1557 FRED Shelby County 0390290000006C Name on Certificate: John Q Public	\$7,925.13*

*Includes buyer paid costs of \$98.35

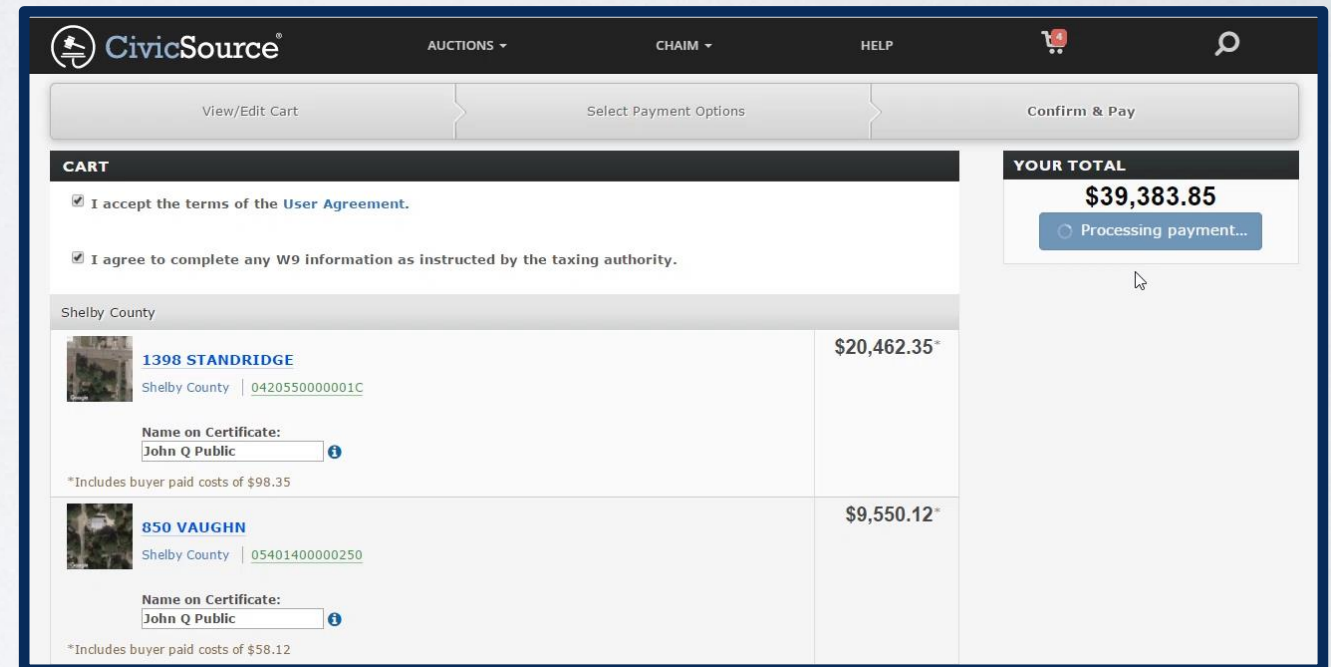
*Includes buyer paid costs of \$58.12

*Includes buyer paid costs of \$28.25

*Includes buyer paid costs of \$52.13

YOUR TOTAL
\$39,383.85

Select Payment Options





CART

☒ I accept the terms of the User Agreement.

☒ I agree to complete any W9 information as instructed by the taxing authority.

Shelby County

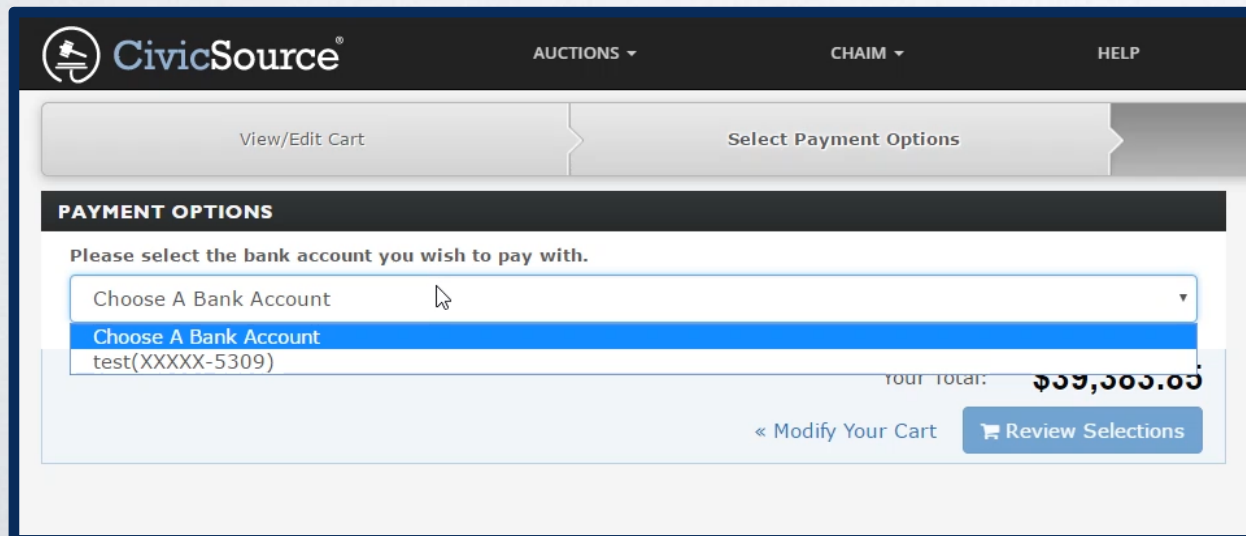
 1398 STANDRIDGE Shelby County 042055000001C Name on Certificate: John Q Public	\$20,462.35*
 850 VAUGHN Shelby County 05401400000250 Name on Certificate: John Q Public	\$9,550.12*

*Includes buyer paid costs of \$98.35

*Includes buyer paid costs of \$58.12

YOUR TOTAL
\$39,383.85

Processing payment...



PAYMENT OPTIONS

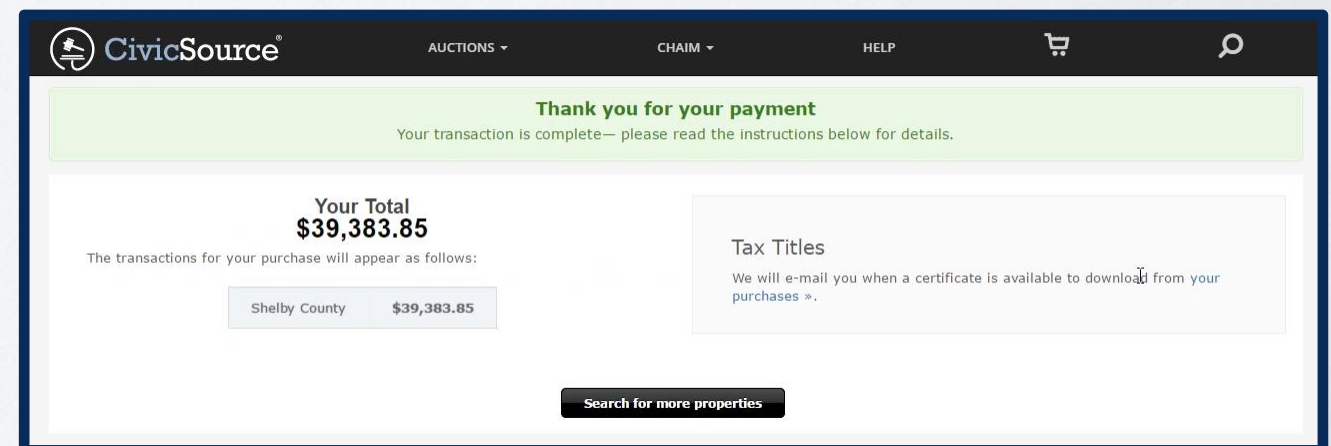
Please select the bank account you wish to pay with.

Choose A Bank Account

test(XXXXX-5309)

YOUR TOTAL
\$39,383.85

« Modify Your Cart Review Selections



Thank you for your payment

Your transaction is complete— please read the instructions below for details.

Your Total
\$39,383.85

The transactions for your purchase will appear as follows:

Shelby County	\$39,383.85
---------------	-------------

Tax Titles

We will e-mail you when a certificate is available to download from your purchases ».

Search for more properties