

FDIC Auction



Some
Selling
Absolute!



LOUISIANA

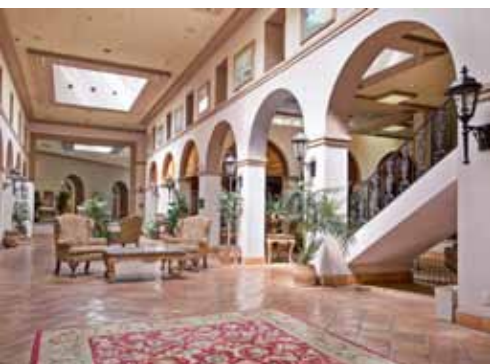
RESIDENTIAL • COMMERCIAL • LAND

Hudson & Marshall will conduct a live public auction featuring FDIC-owned residential and commercial properties in New Orleans, LA

Saturday, December 9 at 11 AM

New Orleans Downtown Marriott at the Convention Center

859 Convention Center Blvd., New Orleans, LA 70130



VIEW ALL PROPERTIES AT
www.AuctionFDIC.com

**HUDSON &
MARSHALL**



A MESSAGE FROM HUDSON & MARSHALL

Thank you for choosing Hudson & Marshall. As America's auction authority, we look forward to helping you find the home of your dreams. From coast to coast we offer a spectacular array of properties to choose from. Whether you are a first time buyer or a seasoned investor we're confident you'll find just what you are looking for.

For those not familiar, the auction process can seem a little intimidating. H&M has a full staff of friendly, experienced personnel available to help you register, explain the auction process and assist you with your bidding. Each auction begins with opening announcements to further explain how the auction will be conducted.

Hudson & Marshall will be there for you every step of the way. From registration to the closing table, our team strives to ensure that you have an enjoyable auction experience. If you have any questions about the auction process or buying a home from Hudson & Marshall please don't hesitate to call us toll-free at 866.539.9547.

CONTRACT PENDING

Several properties in the brochure are marked 'Contract Pending.' These properties could potentially be removed from the auction prior to the live event.

If the purchaser does not perform or the seller rescinds the contract, these properties may become available at any time leading up to the live auction. When properties marked 'Contract Pending' become available, the 'Contract Pending' tag will be removed from the property on the website.

If you are interested in one or more of these properties, please visit www.AuctionFDIC.com regularly or call 866.539.9547 for property updates.

PROPERTY INFORMATION PACKETS

Property Information Packets are available for each property being offered in this auction at www.AuctionFDIC.com. These virtual files contain key information regarding each specific property, including land and/or property inspection reports, commitments for title insurance, environmental checklists, property surveys and plat maps outlining property boundaries, and lease information if applicable. Prospective buyers will be prompted to accept the terms and conditions of viewing this due diligence packet, as it is the buyer's sole responsibility as a bidder to conduct their own due diligence with regard to subject properties. Hudson & Marshall of Texas has provided this information as a courtesy to prospective bidders and has no obligation expressed or implied as to the accuracy of the information. This information will be available the day of the auction at a Due Diligence table and may be viewed prior to the auction.

See you at the auction!

The Hudson & Marshall Auction Process

PREPARE FOR YOUR AUCTION

Go to HudsonandMarshall.com to learn how our auctions work step-by-easy-step, so you know what to expect. Then make a checklist of everything you'll need on auction day:

- » Your short list of properties
- » The property numbers you are interested in
- » Picture I.D.
- » Proof of your certified funds (cashier's check or money order in the amount of \$2,500 made payable to yourself) or \$2,500 in cash for each property on which you intend to bid.
- » Personal or business check for the balance of 5%
- » **Taking Title in a Company Name or Trust?**
You must provide Articles of Incorporation, partnership, or trust agreement, Federal Tax ID (Employer Identification Number), trust documentation, or other proof of signing authority, to take Title in anything other than your name.
- » PLEASE NOTE: If you are bidding on someone else's behalf (family member, friend, business associate, etc.) you will be required to present a notarized, specific power of attorney at auction registration.

BE THE WINNING BIDDER

When you arrive on auction day, you'll register with one of the H&M assistants to get your bidding number. Bid confidently on the properties you like with the help of our bid assistants. Win the bid - Congratulations! Unless identified as absolute, each property sells subject to reserve. Upon seller approval you will be one step away from becoming a new property owner. H&M will continue to be by your side through the closing process.

PLEASE NOTE: Winning Bidders will be required to complete a Purchaser Eligibility Certification (PEC) form when signing their property contracts. The purpose of the Purchaser Eligibility Certification is to identify Prospective Purchasers who are not eligible to purchase assets of failed financial institutions from the Federal Deposit Insurance Corporation under the laws, regulations and policies governing such sales. Completion of the Purchaser Eligibility Certification, without modification, is a prerequisite to any such purchase.

EARNEST MONEY DEPOSIT REQUIRED

Successful bidders will be required to immediately make an earnest money deposit of \$2,500 or 5% of the winning bid, whichever is greater, for each property purchased at the auction. The first \$2,500 is required in certified funds and the remainder could be in the form of business or personal check. Additional terms attached.

Example:	High Bid	\$90,000
	Required earnest money deposit of 5%	\$4,500
	Cashier's Check	\$2,500
	Personal or Business Check	\$2,000

REGISTRATION

Registration for the auction takes place at the sale location at the time shown. If you plan to bid at the auction, you will need to show a cashier's check or money order (made payable to yourself) or cash in the amount of \$2,500. The certified funds are required for **each** property you plan to bid on. **These funds are not collected unless you are the successful bidder for a property.**

A valid ID is required to register at the auction.

As always, our auctions are free to attend and the certified funds are not required for admission if you just want to see how the Hudson & Marshall program works!

Open House Inspection

Please contact Listing Agent to verify the dates below or to set up your own private viewing.

Residential Properties will be available for viewing by scheduling an appointment with the listing agent.

Commercial Properties will be available for viewing by scheduling an appointment with the listing agent.

Property Information

Please contact the individual broker for specific property information. Due diligence information can be downloaded by going to the specific property on www.AuctionFDIC.com.

Auction Information Office

The auction information office is open Monday through Friday, 8 am– 5:30 pm, and during the open house inspection time. The toll-free auction information office phone number is 866.539.9547

Frequently Asked Questions:

Q: Can anyone attend the auction?

A: Yes! The auctions are open to the public.

Q: What do I need to do to register for the auction?

A: If you plan to bid at the auction, you will need to show a cashier's check or money order (made payable to yourself) or cash in the amount of \$2,500 for each property on which you plan to bid. Auction registration is free and occurs at the auction itself. Please bring your driver's license or other photo ID to the registration tables on auction day.

Q: What am I required to have on auction day to bid?

A: You are required to deposit as earnest money \$2,500 in certified funds or 5% of the sales price, whichever is greater, for each property that you purchase on auction day. The first \$2,500 must be in the form of a cashier's check or money order (made payable to yourself) or cash; any additional funds can be paid by personal or business check.

Q: How do I inspect the property or utilize a broker?

A: Many of the properties will be open for inspection on the dates and times listed. However, some properties will be shown by appointment only. Please contact the individual broker; they are available to answer property-specific questions and open house viewing questions. The individual brokers listed in this brochure are agents for the Seller and may not represent any Purchaser. Any other real estate broker or agent may represent you at the auction unless otherwise noted in the "Broker Participation" section of the Auction Terms & Conditions printed on pages 6 & 7 of this brochure. However, you are not required to have a broker in order to bid at the auction.

Q: What do the terms "reserve" and "absolute" mean?

A: An auction where the property is being sold with a "reserve" means that the property is being sold subject to seller approval. The seller reserves the right to accept, reject, or counter the final bid. Properties identified as "absolute" are sold to the highest bidder regardless of price on auction day only.

Q: Can I purchase property in a company name?

A: Yes, however, on auction day the purchaser taking title in a company name or trust must provide proof of signing authority. (i.e., articles of incorporation, trust documentation, etc.)

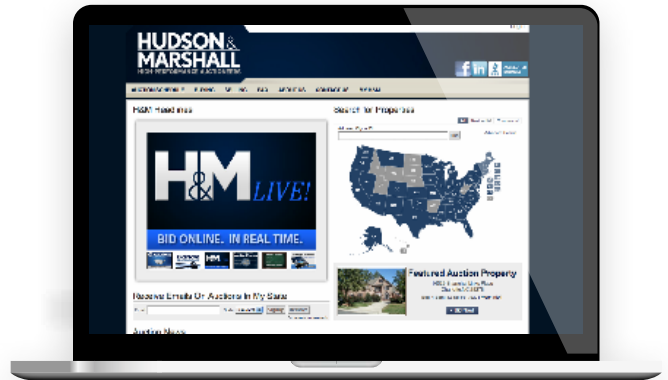
CLOSING

The sale of all properties must close on or before 30 days after the Effective Date of the sales contract. Prospective bidders who intend to bid on a property should consider engaging their own counsel to examine the commitment for title insurance and all matters referred to therein affecting the title of the property. Except for the limited warranty contained in the special warranty deeds for properties selling with a "reserve," the Seller Group makes no representations or warranties, express or implied, oral or written, with respect to the title of the properties listed herein, or as to the title companies or correctness or completeness of the information contained in the commitments for title insurance issued by those title companies and found in the property information packets.

+ For properties sold with "Reserve," the seller will pay the cost of (i) preparing the Act of Sale Special Warranty Deed and other conveyance documents, (ii) one-half (1/2) of the escrow fees, settlement fees or closing fees charged by the title company, (iii) premium for the basic title insurance policy; (iv) Seller's own legal fees, and (v) all current ad valorem taxes and any dues and assessments of home or condominium owners' associations assessed against the property and due through the date of closing. The Seller will cause any mortgages, deeds of trust, or other monetary liens recorded against the property to be released, unless the Seller has notified the Purchaser that the Seller is unable or unwilling to cure same as provided for in the sales contract. All other costs and expenses incurred in connection with the sale of the property will be paid by the Purchaser. Except as specifically set forth in the sales contract, no retroactive proration, reconciliation or other adjustment shall be made with respect to any fees, taxes or other expenses paid by the parties at the time of closing.

+ For properties sold "Absolute," the properties will be conveyed by Act of Sale Quitclaim Deed with the buyer being responsible for all taxes, liens, closing costs and title insurance.

BID ONLINE WITH **H&M** *LIVE!*



Register.

Log in to your MyH&M account and register for the upcoming FDIC Auction.



Qualify.

Once registered for an auction, we will contact you to verify eligibility and proof of funds for the upcoming auction.



Bid.

Once approved, log onto H&M Live! 15 minutes prior to the sale and launch the bidder applet. Then you can hear the auction live and place bids.

Buyers must have a MyH&M account and be prequalified to bid through Hudson & Marshall. Earnest Money must be in our office on or before December 8 to be approved to bid. Internet connection required.

www.HandMLive.com

**HUDSON &
MARSHALL**

6 TERMS & CONDITIONS

PLEASE READ THESE TERMS & CONDITIONS CAREFULLY.

By participating in the auction the Bidder agrees to these Terms & Conditions, and makes representations as set forth herein. These Terms & Conditions are legally binding, and if the Bidder violates any of them, (i) HUDSON & MARSHALL, LLC, and its employees, agents and representatives ("Auctioneer"), (ii) THE FEDERAL DEPOSIT INSURANCE CORPORATION (the "FDIC") in its Receivership or Corporate capacity, or any subsidiary of the FDIC in its Receivership capacity (hereinafter collectively referred to as "Seller"), (iii) COLLIER'S INTERNATIONAL ("Collier's") and/or (iv) CHRONOS SOLUTIONS, LLC ("Chronos") may pursue whatever legal or equitable remedies are available. Seller, Auctioneer, Collier's and Chronos, and their respective representatives, agents, contractors, employees, officers, and directors are hereinafter collectively referred to as the "Seller Group." Note that these Terms & Conditions include an agreement by which the bidder agrees to indemnify and hold harmless the Seller Group.

Bidding at the auction is open to the public.

TERMS OF SALE:

All bidders must register with a \$2,500 cashier's check or money order made payable to the bidder (or \$2,500 in cash) for each property on which the bidder intends to bid. If the bidder is the successful high bidder on a property, the bidder will be required to immediately tender as Earnest Money an amount equal to the greater of \$2,500 or 5% of that high bid amount. If the amount of the Earnest Money deposit is more than the \$2,500 cashier's check or money order (or cash) provided by the bidder at registration, bidder's personal or business check will be required to make up the difference between the \$2,500 cashier's check or money order (or cash) and the amount of the Earnest Money. All sales made at the auction event(s) covered by these Terms & Conditions are and will be cash sales and are not contingent on the bidder's ability to obtain financing. The Earnest Money is not considered an "Option" payment. The Earnest Money deposit shall be considered a "deposit" and not "earnest money" as such terms are defined in Louisiana Civil Code Article 2624. The Bidder is agreeing to close on the property in the event that he or she is the successful bidder on the property.

If a bidder is not certain that it wants to purchase a particular property, then that bidder is advised not to bid on that property. If a bidder has not inspected and/or not performed due diligence on a property and desires to do so before purchasing the property, then that bidder is also advised not to bid on that property.

If the bidder is the successful bidder on the property, the Bidder's Earnest Money deposit for the property will not be refunded, absent Seller's default. Any successful Bidder not closing within the contractual time period will forfeit its Earnest Money. Please review the Sales Contract relating to each property to determine the closing requirements thereunder.

Successful bidders must have adequate financial resources to fulfill their bid commitments. If the bidder has successfully bid on a property, the Bidder will be required to enter into a contract on auction day to purchase the property for the bid amount. By participating in the auction, the Bidder is representing to the Auctioneer and to Seller, and the Auctioneer, and the Auctioneer and Seller are relying on the Bidder's representations, that (i) the Bidder has adequate financing, (ii) the Bidder had performed sufficient due diligence to bid on the property, and (iii) the Bidder can pay the bid amount. Further, by participating in the auction, the Bidder acknowledges that the Seller Group will be damaged if the Bidder does not have sufficient funding to close the sale of the property(ies) on which it has successfully bid, and any future damages could include the loss of resources used to market and sell those properties.

The successful Bidder for each property will be required to execute an Auction Real Estate Purchase and Sale Contract (the "Sales Contract") covering the property immediately after being declared the successful Bidder by the Auctioneer. Copies of the Sales Contract are available for review prior to the auction at the Auctioneer's website at www.auctionfdic.com or by calling the Auctioneer at the phone number indicated in the Auction Brochure. In the event of a conflict between these Terms & Conditions and the Sales Contract, the Sales Contract shall govern.

All properties are being sold "As Is" and "With All Faults" with no representations or warranties of any kind, express or implied.

PURCHASER ELIGIBILITY CERTIFICATION:

Prospective bidders on any property being offered for auction sale by Seller acknowledge that (i) certain persons are prohibited from purchasing assets from Seller, and (ii) under certain circumstances, Seller will not sell assets to certain persons. Successful bidders must be able to truthfully complete, and must complete without modification, a "Purchaser Eligibility Certification" ("PEC") form, at the time that they execute the Sales Contract.

COMPLIANCE WITH THE OFFICE OF FOREIGN ASSETS CONTROL:

The Office of Foreign Assets Control ("OFAC") administers and enforces economic sanctions against countries and groups of individuals, such as terrorists and narcotics traffickers. The sanctions can be either comprehensive or selective, using the blocking of assets and trade restrictions to accomplish foreign policy and national security goals. OFAC has designated certain prohibited transactions that U.S. persons/entities may not engage in unless authorized by OFAC or expressly exempted by statute.

In order for Seller to comply with OFAC regulations, all bidders will be required to complete an OFAC form. Seller will use the information provided in the form to determine, in its sole discretion, whether bidder is listed on the Specially Designated Nationals and/or Blocked Persons list compiled by OFAC.

ABSOLUTE AND RESERVE SALES:

Properties identified in the Auction Brochure as being auctioned on an "Absolute" basis, (i) will be sold to the highest bidder, and (ii) are only available as Absolute on the day of the auction. The properties not identified as Absolute will be auctioned with a "Reserve," i.e., Reserve Properties will be sold only upon Seller's approval and acceptance of the high bid price, which approval and acceptance may be withheld for any reason whatsoever and at the Seller's sole and absolute discretion. Notwithstanding anything to the contrary in the foregoing, the Auctioneer and the Seller reserve the right to add or delete any property from the auction at any time, or to alter the order of sale from that published in the Auction Brochure or elsewhere.

FOR PROPERTIES AUCTIONED ON A "RESERVE" BASIS:

Seller will pay the cost of (i) preparing the Act of Sale Special Warranty Deed and any other conveyancing documents, (ii) one half (1/2) of the Escrow Fees, Settlement Fees or Closing Fees charged by the Title Company, (iii) premium for the Basic Title Insurance Policy, (iv) Seller's own legal fees, and (v) all current property and ad valorem taxes and any dues and assessments of home or condominium owners' associations assessed against the property and due through the date of closing. Seller will cause any mortgages, deeds of trust, or other monetary liens recorded against the property to be released, unless Seller notifies the Purchaser that Seller is unable or unwilling to cure the same, as set forth in the Sales Contract. All other costs and expenses incurred in connection with the sale of the property will be paid by the Purchaser. Except as specifically set forth in the Sales Contract, no retroactive proration, reconciliation, or other adjustment shall be made with respect to any costs, fees, taxes or other expenses paid by the parties at the time of closing.

FOR PROPERTIES AUCTIONED ON AN "ABSOLUTE" BASIS:

The property will be conveyed by Act of Sale Quitclaim Deed with the Purchaser being responsible for all taxes, liens, closing costs, and title insurance.

Pursuant to the Real Estate Settlement Procedures Act ("RESPA"), codified in part at 12 U.S.C. § 2608(a), no Seller of residential real property designed principally for the occupancy of from one to four families (including land on which such structures may be constructed) and that will be purchased with the assistance of a federally related mortgage loan, shall require directly or indirectly, as a condition to selling the property, that title insurance covering the property be purchased by the buyer from any particular title company.

For the convenience of Seller and Purchaser, Seller has arranged for a title company to provide title insurance for

the property that is being sold at auction. The successful high Bidder may choose to purchase title insurance from Seller's designated title company or may select another title company for that purpose. If Purchaser elects to acquire title insurance covering the property from a different title company than the one designated by Seller, Purchaser shall nevertheless be required to close the purchase of the property on the closing date set forth in the Sales Contract.

CLOSING; TITLE WORK:

Except as may be otherwise provided in the Sales Contract, the sale of a property must close no later than thirty (30) days from and after the Effective Date of the Sales Contract. The Seller Group recommends that all prospective bidders who intend to bid on a property engage their own attorney to examine the Commitment for Title Insurance and all matters referred to therein affecting the title of the property. The Seller Group makes no warranties or representations, express or implied, written or oral, with respect to the title of any and all of the properties to be auctioned, the correctness or completeness of the information contained in the Commitments for Title Insurance, or any other matter with regard to the title company issuing the title commitments or if applicable the title insurance policies covering the properties to be auctioned.

NOTICE REGARDING DEED RESTRICTED PROPERTIES:

There may be properties sold at the auction that contain a deed restriction. Such properties will be identified in the Auction Brochure with the designation "PROPERTY SUBJECT TO DEED RESTRICTION." Details regarding the deed restriction are in the deed which will be contained in the property information package. In some cases, the purchaser will be required to pay an additional expense to remove the deed restriction at Closing. A special addendum to the Sales Contract will identify the deed restriction and purchaser's obligations under the deed restriction. Any bidder interested in these properties should review the deed restriction requirements prior to bidding on the property.

YOU SHOULD BE AWARE THAT:

Any person attending the auction is a guest of the Auctioneer and shall be permitted to participate and remain at the auction on the day of the sale solely at the discretion of the Auctioneer. No modification to the form of the Sales Contract will be accepted. The failure of the successful Bidder to both execute the Sales Contract in the form presented and tender the Earnest Money deposit on the day of the sale may result in the voiding of the successful Bidder's bid, in the sole and absolute discretion of Seller.

Each bidder is responsible for performing due diligence on each property that he or she expects to bid on, including, but not limited to personal on-site inspection of each property prior to the auction.

The information provided to prospective bidders has not been independently verified by the Seller Group, and the accuracy of any and all such information is not warranted in any way, including but not limited to information on any property concerning utilities, leases, zoning, acreage of parcels, square footage of improvement, or any photographs thereof.

Each prospective bidder acknowledges and agrees (i) it is not relying on any information that has been or may be provided to it by the Seller Group in deciding whether or not to bid on a property; and (ii) it has conducted its own due diligence investigation of each property on which it decides to bid, prior to the auction. There is no obligation on the part of the Seller Group to update any such information. All announcements made at the auction by the Auctioneer or any other member of the Seller Group take precedence over any and all advertising or other information provided regarding any property. Except for the payment of any applicable Purchaser's Broker Commission (as hereinafter set forth) and the respective rights and obligation of Seller and the winning Bidder/Purchaser as to any property, which shall be as specifically set forth in the Sales Contract covering that property, no member of the Seller Group shall have any liability whatsoever for any oral or written information relating to any property included in the auction, including, without limitation, any such information appearing in the Auction Brochure or announcements made at the time of the auction. There is no minimum starting bid required for any property. There is no obligation on the part of Seller to accept any backup bids in the event the high Bidder fails to

perform.

AUCTIONEER DISCLOSURE:

The Auctioneer and all licensees employed by or associated with the Auctioneer represent the Seller in the sale of the properties included in the auction.

BROKER PARTICIPATION:

A. No broker who is a direct employee of any member of the Seller Group is eligible to represent a Purchaser on any transaction or to earn a commission for such representation. Furthermore, no broker will be eligible to earn or be paid a commission for representing both the Seller and the Purchaser on any auction sales transaction.

B. Except as required by law, (i) no broker will be eligible to earn or be paid a commission for representing himself or herself or any immediate family (i.e., spouse, sibling, parent, son, daughter, grandparent, etc.), in any auction sales transaction, and (ii) no broker employed in-house by a corporation, business, trust, or other legal entity, other than a broker operating as an independent contractor, will be eligible to earn or be paid a commission for representing such entity in any auction sales transaction.

C. Subject to full compliance with these Terms & Conditions and the closing and funding of the sale of the subject property in accordance with the Sales Contract covering same, a commission equal to, (i) 1.75% of the amount of the acceptable high bid for the property for sales of \$1 million or less; (ii) 1.50% of the amount of the acceptable high bid for the property for sales in excess of \$1 million but no more than \$5 million or; (iii) 1.00% of the amount of the acceptable high bid for the property for sales in excess of \$5 million (in each instance, a "Purchaser's Broker Commission"), will be paid or will be caused to be paid by Seller at Closing (as defined in the Sales Contract), to a broker who represents a bidder on a particular auction property. In order to be paid a Purchaser's Broker Commission, a broker must have performed each of the following duties:

1. Review these Terms & Conditions with each prospective purchaser the Broker is representing;
2. Assist each prospective purchaser by providing relevant advice and information on each property the prospective purchaser intends to bid;
3. Preview each property with each prospective purchaser prior to attending the auction;
4. Assist each prospective purchaser in (a) completing the "Purchaser's Broker Registration Statement", and (b) submitting same to the Auctioneer (i) no later than forty-eight (48) hours prior to the auction for simulcast bidding, or (ii) on the day of the auction for onsite bidding;
5. Attend the auction; and
6. Accompany the successful purchaser at the signing of the Sales Contract following the auction.

Each of the above enumerated steps must be completed in order for a broker to be eligible to receive a Purchaser's Broker Commission. By bidding, each bidder and his or her broker agrees to indemnify and hold harmless each member of the Seller Group for any and all claims for compensation made by any person or entity in connection with that bidder's and/or that broker's participation in the auction, provided, however, that such indemnification shall not include the member of the Seller Group identified above in this subsection C of this "Broker Participation" section of these Terms & Conditions as to a Purchaser's Broker's Commission earned in strict compliance with these Terms & Conditions and payable by that member of the Seller Group to the broker making such claim. On-site solicitation of purchasers by brokers on the day of the auction is prohibited and such activity is grounds for removal from the auction at the sole discretion of the Auctioneer. No commissions will be considered earned, and shall not be paid to a Broker who solicits a purchaser on-site on the day of the auction.

THE RTC COMPLETION ACT (THE "RTCC ACT," CODIFIED AT 12 U.S.C. SECTIONS 1821(v) AND (w), AS TO ITS APPLICATION TO THE FDIC):

Pursuant to Section 16 (12 U.S.C. § 1821(v)) of the RTCC Act, Seller will give a preference under certain circumstances to a bidder who certifies that during the remaining useful life of the property, the bidder will use it to provide

housing or shelter for homeless persons or homeless families. Provided, however, that under 12 U.S.C. §§ 1821(v) and 1831Q(p), a single family residence or condominium unit with an appraised value of \$101,250 or less is excluded from such statutory preference.

Pursuant to Section 17 (12 U.S.C. § 1821(w)) of the RTCC Act, Seller will give a preference under certain circumstances to a bidder who certifies that it is a public agency or nonprofit organization and that during the remaining useful life of a commercial property, the bidder will use it for offices and administrative purposes to carry out a program to acquire residential properties to provide (i) homeownership and rental housing opportunities for very-low, low, and moderate income families, or (ii) housing or shelter for homeless persons or homeless families.

In order for a bidder to have a Section 16 or 17 preference under the RTCC Act, the statutory requirements of same must be met. If a bidder intends to seek such a preference, it must submit evidence, in the form of a signed certification to Seller, prior to the commencement of bidding at the auction site, demonstrating that the bidder meets such requirements, including, without limitation, as to Section 17 of the RTCC Act, that the bidder is a nonprofit organization or a public agency as defined respectively in 12 U.S.C. §§ 1831Q(p)(10) and (11). Such certification must also identify each property on which the bidder intends to bid.

Any bid under Sections 16 and 17 of the RTCC Act must be submitted in accordance with these Terms & Conditions. When bidding has been completed on a property, any bidder under Sections 16 and 17 of the RTCC Act who has complied with these Terms & Conditions (a "Preference Bidder") shall be given the opportunity to match the highest bid. If the Preference Bidder matches the highest bid, it shall be deemed the successful bidder, subject however to the provisions of the "Absolute and Reserve Sales" section of these Terms & Conditions.

If more than one Preference Bidder matches the highest bid, then a best-and-final bid will be requested from all the Preference Bidders and from the initial highest bidder. The winner of the best-and-final bid process will be awarded the property subject to the provisions of the "Absolute and Reserve Sales" section of these Terms & Conditions. A Preference Bidder who is unsuccessful during the best-and-final process will not have a second opportunity to match the winning bid.

FURTHER DISCLAIMERS:

A. PROPERTIES SOLD "AS IS" AND "WITH ALL FAULTS."

All property will be sold by Seller to the winning Bidder/Purchaser on an "as is" and "with all faults" basis. Property sold as "absolute" will be conveyed by an Act of Sale Quitclaim Deed with the winning Bidder/Purchaser being responsible for all closing costs including title insurance. The winning Bidder/Purchaser accepts all faults of the property whether known or unknown, presently existing or any that may arise hereafter. The winning Bidder/Purchaser acknowledges and agrees that the Seller Group has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether expressed or implied, oral or written, past, present or future, of, as to, concerning, or with respect to: (i) the value, nature, quality or condition of the property, including without limitation the water, soil and geology; (ii) the income to be derived from the property; (iii) the suitability of the property for any and all activities and uses which the winning Bidder/Purchaser may conduct thereon or therefrom; (iv) the compliance of, or by the property or its operation with any laws, rules ordinances or regulations of any applicable governmental authority or body; (v) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property; (vi) the manner or quality of the construction or materials, if any, incorporated into the property; (vii) the manner, quality, or state of repair of the property; (viii) the existence of any view from the property or that any existing view will not be obstructed in the future; or (ix) any other matter with respect to the property, and specifically, without limitation, that the Seller Group has not made, does not make, and specifically disclaims any representation regarding compliance with (a) the Americans with Disabilities Act, (b) any environmental protection, pollution or land use laws, rules, regulations, orders or requirements, including solid waste (as defined by the U.S. Environmental Protection Agency Regulations at 40 C.F.R., Part 261), or (c) the disposal or existence, in or on the property, of any hazardous substance (as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA"), as amended, and regulations promulgated

thereunder).

B. WINNING BIDDER/PURCHASER RELYING ON OWN DUE DILIGENCE CONCERNING PROPERTY.

The winning Bidder/Purchaser further acknowledges and agrees that, having been given the opportunity to inspect the property, the winning Bidder/Purchaser is relying solely on its own investigation of the property and is not relying on any information provided, or to be provided by the Seller Group. The winning Bidder/Purchaser further acknowledges and agrees that any information provided by or on behalf of the Seller Group with respect to the property, including, without limitation, all information contained in any property information package previously made available to the winning Bidder/Purchaser by the Seller Group, was obtained from a variety of sources and that the Seller Group has not made any independent investigations or verification of such information and makes no representation as to the accuracy or completeness of such information.

C. SELLER GROUP GIVING NO REPRESENTATIONS OR WARRANTIES.

The Seller Group shall not be liable or bound in any manner by any oral or written statements, representations or information pertaining to the property, or the operation thereof, that is furnished by any real estate broker, agent, employee, representative or any other person. The winning Bidder/Purchaser acknowledges that in many instances Seller acquired the property through the Receivership of a failed financial institution (and where Seller is a wholly or partially owned FDIC Subsidiary, the FDIC acquired its interest in that subsidiary through the Receivership of a failed financial institution) and accordingly, Seller (or as the case may be, the FDIC) has little or no familiarity with such property. The Seller Group makes no representation or warranties with respect to the physical condition or any other aspect of the property, including, without limitation, (i) the structural integrity of any improvements on the property, (ii) the conformity of the improvement to any plans or specifications for the property that may have been nor may be provided to the winning Bidder/Purchaser, (iii) the conformity of the property to applicable zoning or building code requirements, (iv) the existence of soil instability, (v) past soil repairs, (vi) susceptibility to landslides, (vii) sufficiency of under shoring, (viii) sufficiency of drainage, or (ix) any other matter affecting the property, including, without limitation, the stability or integrity of the land or any buildings or improvements situated thereon.

D. WINNING BIDDER/PURCHASER RELEASES SELLER GROUP.

The winning Bidder/Purchaser and anyone claiming by, through, or under the winning Bidder/Purchaser hereby fully and irrevocably releases the Seller Group from any and all claims that the winning Bidder/Purchaser may have or may hereafter acquire against the Seller Group for any costs, losses, liabilities, damages, expenses, demands, actions, or causes of action arising from or related to any construction defects, errors, omissions or other conditions, including environmental matters, affecting the property or any portion thereof. This release includes claims which the winning Bidder/Purchaser is presently unaware of, or for which the winning Bidder/Purchaser does not presently suspect to exist in his favor, which, if known by the winning Bidder/Purchaser, would materially affect the winning Bidder/Purchaser's release of the Seller Group. The winning Bidder/Purchaser acknowledges and agrees that it is willing to give the foregoing release because of the purchase price at which it was able to acquire the property at auction.

E. WINNING BIDDER/PURCHASER INDEMNIFIES AND HOLDS SELLER GROUP HARMLESS.

The winning Bidder/Purchaser assumes the responsibility and liability for any claim or action based on or arising out of injuries or death to persons or damages to or destruction or loss of property, sustained or alleged to have been sustained by the winning Bidder/Purchaser, its agents, principals and/or employees, in connection with, arising out of or incidental to the auction, including but not limited to the performance of the Sales Contract, regardless of whether such claims or actions are founded in whole or in part upon alleged negligence or negligent misrepresentation of or by the Seller Group. The winning Bidder/Purchaser further agrees to, and does hereby indemnify and hold harmless the Seller Group with respect to any such matters and agrees to defend any claim, suit or action brought against the Seller Group or any of them in that regard.

**NEW ORLEANS DOWNTOWN MARRIOTT
AT THE CONVENTION CENTER**
859 Convention Center Boulevard
New Orleans, Louisiana 70130
(504) 613-2888

SATURDAY, DECEMBER 9, 2017
Auction Registration: 10:00 A.M.
Auction: 11:00 A.M.

www.HudsonandMarshall.com
800-441-9400

PROPERTY 101

Asset #: 10526000019

**6352 Dorothea Street
New Orleans, LA 70126
Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,100 sf with 3 bedrooms and 1 bath. It was built in 1965 and is situated on a 8,276 +/- sf or 0.19 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 39W022015

Agent Contact: Joli Tolbert-Burrell Remax Affinity
(504) 982-5654 jolirealty@gmail.com



PROPERTY 102

Asset #: 10526000025

**3675 Riviera Drive
Slidell, LA 70458
Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,761 sf with 2 bedrooms and 2 baths. The property was built in 1976 and is situated on a 6,969 +/- sf or 0.16 +/- acre lot. The property is vacant.

St Tammany Tax Parcel: 124-051-3326

Agent Contact: Thomas Bookhardt II
United Real Estate Partners
(504) 452-7631 tbookhardt@ure-partners.com



PROPERTY 103

Asset #: 87002000009

**1513 Freret Street
New Orleans, LA 70125
Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,450 sf with 3 bedrooms and 2 baths. The property was built in 2012 and is situated on a 3,049 +/- sf or 0.07 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 101110419

Agent Contact: Joli Tolbert-Burrell Remax Affinity
(504) 982-5654 jolirealty@gmail.com



PROPERTY 104

Asset#: 10526000001

2809 Pecan Drive
 Chalmette, LA 70043
 Property is Selling Subject to a Reserve

The subject property is single family residence consisting of 1,532 sf with 3 bedrooms and 1.5 baths. The property was built in 1969 and is situated on a 4,686 +/- sf or 0.11 +/- acre lot. The property is occupied.

St Bernard Tax Parcel: 409101700008

Agent Contact: Sie Jabr - Continental
 Realty, LLC (504) 237-7134
 continentalrealty@yahoo.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 105

Asset #: 87002000010

2337 S Roman Street
 New Orleans, LA 70125
 Property is Selling Subject to a Reserve

The subject property is a 2-story single family residence consisting of 1,500 sf with 5 bedrooms and 3 baths. The property was built in 1999 and is situated on a 2,613 +/- sf or 0.06 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 412402017

Agent Contact: Joli Tolbert-Burrell
 Remax Affinity (504) 982-5654
 jolirealty@gmail.com



**Property Information
 Packets can be found at
 AuctionFDIC.com**

All drawn boundary lines are approximate; consult all due diligence and legal descriptions for exact lines.

PROPERTY 106

Asset #: 10526000050

7421 Symmes Avenue
 New Orleans, LA 70127
 Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,500 sf with 3 bedrooms and 2 baths. The property was built in 2014 and is situated on a 6,099 +/- sf or 0.14 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 39W002418

Agent Contact: Thomas Bookhardt II
 United Real Estate Partners
 (504) 452-7631
 tbookhardt@ure-partners.com



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PROPERTY 107**Asset #: 87002000008****PROPERTY SUBJECT TO
DEED RESTRICTIONS****3616 Second Street****New Orleans, LA 70125****Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,464 sf with 4 bedrooms and 2 baths. The property was built in 2008 and is situated on a 3,049 +/- sf or 0.07 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 412404606

Agent Contact: Joli Tolbert-Burrell Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**PROPERTY 108****Asset #: 87002000024****PROPERTY SUBJECT TO
DEED RESTRICTIONS****2534 Myrtle Street****New Orleans, LA 70112****Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2017 and is situated on a 2,484 +/- sf or 0.08 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W304008

Agent Contact: Joli Tolbert-Burrell Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**PROPERTY 109****Asset #: 87002000011****PROPERTY SUBJECT TO
DEED RESTRICTIONS****2628 Elder Street****New Orleans, LA 70122****Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 2,484 +/- sf or 0.08 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W303710

Agent Contact: Joli Tolbert-Burrell Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**PROPERTY 110****Asset #: 87002000012****PROPERTY SUBJECT TO
DEED RESTRICTIONS****2424 Gladiolus Street****New Orleans, LA 70125****Property is Selling Subject to a Reserve**

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 6,969 +/- sf or 0.16 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W305411

Agent Contact: Joli Tolbert-Burrell Remax Affinity
(504) 982-5654 jolirealty@gmail.com



PROPERTY 111

Asset #: 87002000014

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2452 Verbena Street
New Orleans, LA 70125
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 3,920 +/- sf or 0.09 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W306107

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 112

Asset #: 87002000015

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2556 Verbena Street
New Orleans, LA 70125
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 3,920 +/- sf or 0.09 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W306008

Agent Contact: Joli Tolbert-Burrell
Remax Affinity (504) 982-5654
jolirealty@gmail.com



Property Information Packets can be found at AuctionFDIC.com

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PROPERTY 113

Asset #: 87002000017

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2413 Gladiolus Street
New Orleans, LA 70125
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,400 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 3,484 +/- sf or 0.08 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W306124

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com



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PROPERTY 114

Asset #: 87002000018

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2622 Elder Street

New Orleans, LA 70125

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,400 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 3,484 +/- sf or 0.08 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W303709

Agent Contact: Joli Tolbert-Burrell
(504) 982-5654 jolirealty@gmail.com

Remax Affinity

**PROPERTY 115**

Asset #: 87002000020

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2518 Jonquil Street

New Orleans, LA 70125

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,304 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 3,484 +/- sf or 0.08 +/- acre lot. The property is vacant..

Orleans Tax Parcel: 38W305213

Agent Contact: Joli Tolbert-Burrell
(504) 982-5654 jolirealty@gmail.com

Remax Affinity

**PROPERTY 116**

Asset #: 87002000023

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2655 Elder Street

New Orleans, LA 70112

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2017 and is situated on a 7,405 +/- sf or 0.17 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W303926

Agent Contact: Joli Tolbert-Burrell
(504) 982-5654 jolirealty@gmail.com

Remax Affinity

**PROPERTY 117**

Asset #: 87002000025

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2680 Lavender Street

New Orleans, LA 70122

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,400 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 5,760 +/- sf or 0.13 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W304816

Agent Contact: Joli Tolbert-Burrell
(504) 982-5654 jolirealty@gmail.com

Remax Affinity



PROPERTY 118

Asset #: 87002000019

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2665-67 Acacia Street
New Orleans, LA 70112
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a 3,484 +/- sf or 0.08 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W304520

Agent Contact: Joli Tolbert-Burrell
Remax Affinity (504) 982-5654
jolierealty@gmail.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 119

Asset #: 10526000021

1000 Caruso Blvd, Units 253 and 255
Slidell, LA 70461
Property is Selling Subject to a Reserve

The subject is a retail condominium consisting of 6,242 +/- sf of gross leasable area and an undivided interest in and to the common elements and limited common elements in the Slidell Centre Commercial Condominium. The subject was constructed in 1989 and is currently leased to a single tenant. The property is occupied.

St Tammany Tax Parcel: 1231389556

Agent Contact: Lawrence Haik Jr
Abek Real Estate (985) 788-4993
lhaik.abek@gmail.com



**Property Information
Packets can be found at
AuctionFDIC.com**

**All drawn boundary lines are
approximate; consult all due
diligence and legal descriptions
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PROPERTY 120**Asset #: 10526000013****4120 Eve Street****New Orleans, LA 70125****Property is Selling Subject to a Reserve**

The subject property is a 2-story office building consisting of 2,500 sf. The property was originally built as a "residential double" in 1920 and is situated on a 4,094 +/- sf or 0.09 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 614354213

Agent Contact: Trimble Green NAI/Latter & Blum, Inc.
(504) 569-9412 tgreen@latterblum.com

**PROPERTY 121****Asset #: 10526000017****1919 Lakeshore Drive****Mandeville, LA 70448****Property is Selling Subject to a Reserve**

The subject property is a 26,136 sf +/- or 0.6 +/- acre lot near the lakefront in Mandeville, LA. Lot is improved with a concrete slab and steel structural beams.

St Tammany Tax Parcel: 114-028-3428

Agent Contact: Karen Morgan Gulf States
(504) 756-4074 kmorgan@gsres.com

**PROPERTY 122****Asset #: 10526000020****24.7 Acres Albert Thompson Rd****Folsom, LA 70437****Property is Selling Subject to a Reserve**

The subject property is a 24.7 acre tract of wooded land along the Tchefuncte River in Folsom, La. Lot size is 24.7 +/- acres.

St Tammany Tax Parcel: 117-003-9578

Agent Contact: Trimble Green NAI/Latter & Blum, Inc.
(504) 569-9412 tgreen@latterblum.com



PROPERTY 123**Asset #: 10526000055**

4901 General DeGaulle Drive
New Orleans, LA 70131
Property is Selling Subject to a Reserve

The subject property consists of a 1-story, 5,000 sf building situated on a 0.95 +/- acre lot. Formerly operated as a bank branch, the property features 3 drive-thru teller lanes and one detached drive-thru ATM. The property ownership is a leasehold estate and purchaser will be required to assume the ground lease and all future payments. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale. The property is vacant.

Orleans Tax Parcel: 5-13-8-186-56

Agent Contact: Barry Spizer SRSA Commercial Real Estate, Inc.
(504) 620-0348 bspizer@srsa-realestate.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 124**Asset # 10526000031**

200 Richmond Street
Bogalusa, LA 70427
Property is Selling Subject to a Reserve

The subject property consists of a 1-story, 2,628 sf building situated on a 36,590 +/- sf or 0.84 +/- acre lot. Formerly operated as a bank branch, the property features 2 drive-thru teller lanes and 1 detached drive-thru ATM. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale. The property is vacant.

Washington Tax Parcel: 0440102600

Agent Contact: Barry Spizer
SRSA Commercial Real Estate, Inc. bspizer@srsa-realestate.com



Property Information Packets can be found at AuctionFDIC.com

All drawn boundary lines are approximate; consult all due diligence and legal descriptions for exact lines.

PROPERTY 125**Asset #: 87002000034**

Stephen Balley Lane
Port Sulphur, LA 70083
Property is Selling Subject to a Reserve

The subject property contains seven elevated, partially completed duplexes in various stages of construction and one unimproved lot. Each duplex consists of approximately 2,394 sf with each unit containing 1,197 sf.

Plaquemines Tax Parcel: 1283567

Agent Contact: David Gilmore
Gilmore Auction & Realty Co.
504-228-6606 david.gilmore@svn.com



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PROPERTY 126**Asset #: 10526000023****2000 S Morrison Blvd****Hammond, LA****Property is Selling Subject to a Reserve**

The subject property is a two-story hotel facility consisting of 100,000 +/- sf with 171 guest rooms, bar area, restaurant, meeting rooms, pool and Jacuzzi, and fitness center. The subject improvements were originally constructed in 1970 and are situated on a 265,716 +/- sf or 6.1 +/- acre lot. The property is vacant. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale.

Tangpahoa Tax Parcel: 02856409 and 05124808

Agent Contact: Matt Galofaro and Jena Nichols Latter & Blum
(985) 969-8473 matt@latterblumcommercial.com



PROPERTY 127

Asset #: 10526000022

Lot 23, Nelson's Landing subdivision
 Pearl River, LA 70452
 Property is Selling Absolute

The subject property is a vacant lot consisting of 11,325 +/- sf or 0.26 +/- acres in a residential neighborhood.

St. Tammany Tax Parcel: 1228072114

Agent Contact: Thomas Bookhardt
 United Real Estate Partners 504-305-4930
 tbookhardt@ure-partners.com

**PROPERTY 128**

Asset #: 10526000060

18892 Hunter Drive
 Ponchatoula, LA 70454
 Property is Selling Absolute

The subject property is a vacant lot consisting of 10,454 +/- sf or 0.24 +/- acres located in a residential neighborhood.

Tangpahoa Tax Parcel: 06167683

Agent Contact: Thomas Bookhardt II
 United Real Estate Partners
 (504) 305-4930 tbookhardt@ure-partners.com

**PROPERTY 129**

Asset #: 87022000009

2312 Martin Luther King Jr Blvd
 New Orleans, LA 70125
 Property is Selling Absolute

The subject property is a vacant lot consisting of 4,356 +/- sf or 0.10 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 101109806

Agent Contact: John Weaver
 Latter & Blum
 (504) 262-1962 jweaver@latterblum.com

PROPERTY SUBJECT TO
 DEED RESTRICTIONS

**PROPERTY 130**

Asset #: 87002000032

907 Grefer Ave.
 Harvey, LA 70058
 Property is Selling Absolute

The subject property is a vacant lot consisting of 4,356 +/- sf or 0.10 +/- acres located in a residential neighborhood.

Jefferson Tax Parcel: 03000003190

Agent Contact: Gary Marshall
 Latter & Blum
 (504) 388-1136 gmarshall@latterblum.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

**Property Information
 Packets can be found at
 AuctionFDIC.com**

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PROPERTY 131**Asset #: 87022000008**PROPERTY SUBJECT TO
DEED RESTRICTIONS**3815 2nd Street
New Orleans, LA 70125
Property is Selling Absolute**

The subject property is a vacant lot consisting of 2,613 +/- sf or 0.06 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412405904

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**PROPERTY 132****Asset #: 87022000007**PROPERTY SUBJECT TO
DEED RESTRICTIONS**3325 4th Street
New Orleans, LA 70125
Property is Selling Absolute**

The subject property is a vacant lot consisting of 3,049 +/- sf or 0.07 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412402707

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**PROPERTY 133****Asset #: 87022000003**PROPERTY SUBJECT TO
DEED RESTRICTIONS**3313 4th Street
New Orleans, LA 70125
Property is Selling Absolute**

The subject property is a vacant lot consisting of 3,049 +/- sf or 0.07 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412402704

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**PROPERTY 134****Asset #: 87022000005**PROPERTY SUBJECT TO
DEED RESTRICTIONS**3418 2nd Street
New Orleans, LA 70125
Property is Selling Absolute**

The subject property is a vacant lot consisting of 4,791 +/- sf or 0.11 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412403309

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com



PROPERTY 135

Asset #: 87022000011

PROPERTY SUBJECT TO
DEED RESTRICTIONS

3333 4th Street
New Orleans, LA 70122
Property is Selling Absolute

The subject property is a vacant lot consisting of 3,484 +/- sf or 0.08 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412402709

Agent Contact: Joli Tolbert-Burrell
Remax Affinity
(504) 982-5654 jolirealty@gmail.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

PROPERTY 136

Asset #: 87022000002

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2716 4th Street
New Orleans, LA 70125
Property is Selling Absolute

The subject property is a vacant lot consisting of 5,662 +/- sf or 0.13 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412305020

Agent Contact: Joli Tolbert-Burrell
Remax Affinity (504) 982-5654
jolirealty@gmail.com

**Contract Pending**

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 137

Asset #: 87022000010

PROPERTY SUBJECT TO
DEED RESTRICTIONS

2022 Toledano Street
New Orleans, LA 70112
Property is Selling Absolute

The subject property is a vacant lot consisting of 3,920 +/- sf or 0.09 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 614309906

Agent Contact: Joli Tolbert-Burrell
Remax Affinity (504) 982-5654
jolirealty@gmail.com


**Property Information
Packets can be found at
AuctionFDIC.com**

All drawn boundary lines are approximate; consult all due diligence and legal descriptions for exact lines.

PROPERTY 138

Asset #: 10526000004

62001 N 7th Street
Slidell, LA 70460
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,380 sf with 3 bedrooms and 2 baths. The property was built in 2010 and is situated on a 4,791 +/- sf or 0.11 +/- acre lot. The property is occupied.

St. Tammany Tax Parcel: 126-055-1287

Agent Contact: Brennan Ross
Latter & Blum (504) 293-4924
bross@latterblumpm.com



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PROPERTY 139**Asset #: 10526000012****4200 Washington Avenue****New Orleans, LA 70125****Property is Selling Subject to a Reserve**

The subject property is a three-unit retail building consisting two abutting structures and consisting of 9,110 +/- sf. The property was constructed in the 1950s and is situated on a 15,987 +/- sf or 0.36 +/- acre lot. The property was significantly damaged in a fire in August 2017. The property is vacant. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale.

Orleans Tax Parcel: 614354208

Agent Contact: Trimble Green NAI/Latter & Blum, Inc.
(504) 569-9412 tgreen@latterblum.com

**PROPERTY 140****Asset #: 87022000006****PROPERTY SUBJECT TO
DEED RESTRICTIONS****2801 Thalia Street****New Orleans, LA 70125****Property is Selling Absolute**

The subject property is a vacant lot consisting 3,049 +/- sf or 0.07 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 102201816

Agent Contact: John Weaver Latter & Blum
(504) 262-1962 jweaver@latterblum.com

**PROPERTY 141****Asset #: 10526000043****1832 Felicity Street****New Orleans, LA 70113****Property is Selling Subject to a Reserve**

The subject property consists of a 1,944 square foot, 2-story building situated on 2,178 +/- sf or 0.05 +/- lot. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale. The property is vacant.

Orleans Tax Parcel: 412201715

Agent Contact: Barry Spizer
SRSA Commercial Real Estate, Inc.
(504) 620-0348 bspizer@srsa-realestate.com

**PROPERTY 142****Asset #: 10526000046****200 W Hickory Street****Ponchatoula, LA 70454****Property is Selling Subject to a Reserve**

The subject property consists of a 1-story, 1,840 sf building situated on 20,473 +/- sf or 0.47 +/- acre lot. Formerly operated as a bank branch, the property features 3 drive-thru teller lanes and one drive-thru ATM. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale. The property is vacant.

Tangipahoa Parish Tax Parcel: 01553909

Agent Contact: Barry Spizer
SRSA Commercial Real Estate, Inc.
(504) 620-0348 bspizer@srsa-realestate.com



PROPERTY 143

Asset #: 10526000010

18.3 Acres E Cherrywood Ln
 Pearl River, LA 70452
 Property is Selling Subject to a Reserve

The subject property is a vacant, wooded lot consisting of 18.3 +/- acres.

St Tammany Tax Parcel: 126-123-3238

Agent Contact: Thomas Bookhardt II
 United Real Estate Partners
 (504) 305-4930
 tbookhardt@ure-partners.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

Property Information Packets can be found at AuctionFDIC.com

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PROPERTY 144

Asset #: 10526000014

5869 Highway 18
 Vacherie, LA 70090
 Property is Selling Subject to a Reserve

The subject property is a vacant lot consisting of 3,923 +/- sf or 0.09 +/- acres.

St John The Baptist Tax Parcel: 96100042591

Agent Contact: Thomas Bookhardt II
 United Real Estate Partners
 (504) 305-4930
 tbookhardt@ure-partners.com

**PROPERTY 145**

Asset #: 87022000004

1936 4Th Street
 New Orleans, LA 70125
 Property is Selling Subject to a Reserve

The subject property is a vacant lot consisting of 3,049 +/- sf or 0.07 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 412202502

Agent Contact: John Weaver
 Latter & Blum
 (504) 262-1962 jweaver@latterblum.com

PROPERTY SUBJECT TO
 DEED RESTRICTIONS



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PROPERTY 146**Asset #: 87002000003**

6201 Morrison Rd., Bldg. No. 10, Unit 1003
(aka 1003 Chimney Wood Lane)
New Orleans, LA 70125
Property is Selling Subject to a Reserve

The subject property is a 2-story townhome consisting of 1,400 sf with 2 bedrooms and 2 baths. The property was constructed in 1996. The property is vacant.

Orleans Tax Parcel: 39W051516

Agent Contact: Brennan Ross Latter & Blum
 (504) 293-4924 bross@latterblumpm.com

**PROPERTY 147****Asset #: 87002000004**

6201 Morrison Rd., Bld. No. 10, Unit 1009
(aka 1009 Chimneywood Lane)
New Orleans, LA 70126
Property is Selling Subject to a Reserve

The subject property is a 2-story townhome consisting of 1,759 sf with 3 bedrooms and 2.5 baths. The property was constructed in 1976. The property is vacant.

Orleans Tax Parcel: 39W051550

Agent Contact: Brennan Ross Latter & Blum
 (504) 293-4924 bross@latterblumpm.com

**PROPERTY 148****Asset #: 87002000005**

6201 Morrison Rd., Bld. No. 10, Unit 1008
(aka 1008 Chimney Wood Lane)
New Orleans, LA 70125
Property is Selling Subject to a Reserve

The subject property is a 2-story townhome consisting of 1,759 sf with 3 bedrooms and 2.5 baths. The property was constructed in 1976. The property is occupied.

Orleans Tax Parcel: 39W051516

Agent Contact: Brennan Ross Latter & Blum
 (504) 293-4924 bross@latterblumpm.com

**PROPERTY 149****Asset #: 10526000003**

62007 N 7th Street
Slidell, LA 70460
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,409 sf with 3 bedrooms and 2 baths. The property was built in 2010 and is situated on a 5,000 +/- sf or 0.11 +/- acre lot. The property is occupied.

St Tammany Tax Parcel: 126-810-3566

Agent Contact: Brennan Ross Latter & Blum
 (504) 293-4924 bross@latterblumpm.com



PROPERTY 150

Asset #: 10526000005

61566 N 8th Street

Slidell, LA 70460

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,409 sf with 3 bedrooms and 2 baths. The property was built in 2010 and is situated on a 4,869 +/- sf or 0.11 +/- acre lot. The property is occupied.

St Tammany Tax Parcel: 126-810-3567

Agent Contact: Brennan Ross
Latter & Blum (504) 293-4924
bross@latterblumpm.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

Contract Pending

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 151

Asset #: 10526000006

61572 N 8th Street

Slidell, LA 70460

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,409 sf with 3 bedrooms and 2 baths. The property was built in 2007 and is situated on a 5,000 +/- sf or 0.11 +/- acre lot. The property is occupied.

St Tammany Tax Parcel: 126-810-3568

Agent Contact: Brennan Ross
Latter & Blum (504) 293-4924
bross@latterblumpm.com



Property Information Packets can be found at AuctionFDIC.com

All drawn boundary lines are approximate; consult all due diligence and legal descriptions for exact lines.

PROPERTY 152

Asset #: 10526000007

61579 N 8th Street

Slidell, LA 70460

Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,380 sf with 3 bedrooms and 2 baths. The property was built in 2007 and is situated on a 4,869 +/- sf or 0.11 +/- acre lot. The property is occupied.

St Tammany Tax Parcel: 126-810-3569

Agent Contact: Brennan Ross
Latter & Blum (504) 293-4924
bross@latterblumpm.com



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PROPERTY 153**Asset #: 87002000002**

2325 Terpsichore Street
New Orleans, LA 70112
 Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,332 sf with 3 bedrooms and 2 baths. The property was built in 2012 and is situated on a 3,049 +/- sf or 0.07 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 101110113

Agent Contact: Scott Brannon Latter & Blum
 (504) 908-2543 sbrannon@latterblum.com

**PROPERTY 154****Asset #:10526000048**

740 Brownsitch Rd
Slidell LA 70458
 Property is Selling Subject to a Reserve

The subject property consists of a 1-story, 3,144 sf building situated on 21,344 +/- sf or 0.49 +/- acre lot. Formerly operated as a bank branch, the property features 4 drive-thru teller lanes and one drive-thru ATM. The property is vacant.

St. Tammany Tax Parcel: 123-806-1353

Agent Contact: Barry Spizer SRSA Commercial Real Estate, Inc.
 (504) 620-0348 bspizer@srsa-realestate.com

**PROPERTY 155****Asset #: 10526000044**

5733 Read Blvd New
Orleans, LA 70127
 Property is Selling Subject to a Reserve

The subject property consists of a 1-story, 2,000 sf building situated on a 30,056 +/- sf or 0.69 +/- acre lot. Formerly operated as a bank branch, the property features one drive-thru teller lane and one drive-thru ATM. All existing furniture, fixtures, and equipment located on the property will be conveyed to the purchaser via quitclaim bill of sale. The property is vacant.
 Orleans Tax Parcel: 3-9W-0-163-65

Agent Contact: Barry Spizer SRSA Commercial Real Estate, Inc.
 (504) 620-0348 bspizer@srsa-realestate.com

**PROPERTY 156****Asset #: 87002000028**

2137 Jackson Avenue
New Orleans, LA 70112
 Property is Selling Subject to a Reserve

The subject property is a vacant lot consisting of 2,178 +/- sf or 0.05 +/- acres located in a residential neighborhood.

Orleans Tax Parcel: 41220661

Agent Contact: Joli Tolbert-Burrell Remax Affinity
 (504) 982-5654 jolirealty@gmail.com



PROPERTY 157

Asset #:10526000051

7311 Dartmoor Drive
New Orleans, LA 70127
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of a 1,500 sf with 3 bedrooms and 2 baths. The property was built in 2013 and is situated on a 6,534 +/- sf or 0.15 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 39W041502

Agent Contact: Thomas Bookhardt II United Real Estate Partners
(504) 452-7631 tbookhardt@ure-partners.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

PROPERTY 158

Asset #: 87002000001

3000 Lasalle Street
New Orleans, LA 70125
Property is Selling Subject to a Reserve

The subject property is a two-story, 8-unit multi-family building consisting of 10,604 +/- sf with each unit consisting of approximately 1,326 +/- sf. The property was constructed in 2009 and is situated on a 15,900 +/- sf or 0.36-acre lot. The property is vacant.

Orleans Tax Parcel: 412301501

Agent Contact: John Weaver Latter & Blum
(504) 232-1962 jweaver@latterblum.com

**Contract Pending**

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 159

Asset #:10526000002

2813 Pecan Drive
Chalmette, LA 70043
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,036 sf with 3 bedrooms and 1.5 baths. The property was built in 1970 and is situated on a 4,686 +/- sf or 0.11 +/- acre lot. The property is vacant.

St Bernard Tax Parcel: 409101700009

Agent Contact: Rose Dumas Latter & Blum
(504) 858-5542 rtdumas@latterblum.com

**Property Information Packets can be found at AuctionFDIC.com**

All drawn boundary lines are approximate; consult all due diligence and legal descriptions for exact lines.

PROPERTY 160

Asset #: 87002000006

5772 Warrington Drive
New Orleans, LA 70122
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,407 sf with 3 bedrooms and 2 baths. The property was built in 2011 and is situated on a 5,662 +/- sf or 0.13 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 37W518219

Agent Contact: Brennan Ross Latter & Blum
(504) 293-4924 bross@latterblumpm.com



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PROPERTY 161**Asset #: 87002000013**

2622 Gladiolus Street
New Orleans, LA 70125
 Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,400 sf with 3 bedrooms and 2 baths. Property was built in 2016 and is situated on a 3,484 +/- sf or 0.08 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W305609

Agent Contact: John Weaver Latter & Blum (504) 262-1962 jweaver@latterblum.com

**PROPERTY 162****Asset #:87002000016**

2520 Acacia Street
New Orleans, LA 70125
 Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,340 sf with 3 bedrooms and 2 baths. The property was built in 2016 and is situated on a ,405 +/- sf or 0.17 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W304112

Agent Contact: Jane Hicks Gardner Realtors (504) 439-1601 roberthicks@yahoo.com

**PROPERTY 163****Asset #:10526000018**

1900 S Claiborne Avenue
New Orleans, LA 70125
 Property is Selling Subject to a Reserve

The subject property consists of 2 lots. Lot 3 is a vacant lot consisting of 2,485 +/- sf or 0.05 +/- acres. Lot 4 is a commercial building consisting of 730 +/- sf. The property was constructed in the 1950s-1960s and is situated on 5,415 +/- sf or 0.12 +/- acres. The property is occupied.

Orleans Tax Parcel: 412306404

Agent Contact: Brennan Ross Latter & Blum 504) 293-4924 ross@latterblumpm.com

**PROPERTY 164****Asset #: 87002000030**

3407 Mandeville Street
New Orleans, LA 70122
 Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,667 sf with 3 bedrooms and 2 baths. The property was built in 2015 and is situated on a 4,356 +/- sf or 0.10 +/- acre lot. The property is vacant.

Orleans Tax Parcel: 38W300607

Agent Contact: Scott Brannon Latter & Blum (504) 908-2543 sbrannon@latterblum.com

**PROPERTY 166****Asset #: 10526000011**

6060 Cartier Avenue
New Orleans, LA 70122
 Property is Selling Subject to a Reserve

The subject property is a 2-story single family residence consisting of 2,858 sf with 4 bedrooms and 2.5 baths. The property was built in 1956 and is situated on a 4,094 +/- sf or 0.09 +/- acre lot. The property is occupied.

Orleans Tax Parcel: 3-7W-5-129-39



PROPERTY 167

Asset #: 10526000049

220 Vine Street
Metairie, LA 70006
Property is Selling Subject to a Reserve

The subject property is a 1 unit of a residential duplex consisting of 2,400 sf with 3 bedrooms and 2.5 baths. The property was built in 2005 and is situated on a 5,662 +/- sf or 0.06 +/- acre lot. The property is vacant.

Jefferson Tax Parcel: 0820046083

Agent Contact: Thomas Bookhardt II
United Real Estate Partners
(504) 452-7631 tbookhardt@ure-partners.com

**INSPECTION DATES**

Properties are available for showings before the auction by scheduling an appointment with the listing agent

PROPERTY 168

Asset #: 10526000015

545 Grovewood Drive
Gretna, LA 70056
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,115 sf with 4 bedrooms and 1.5 baths. The property was built in 1967 and is situated on a 6,098 +/- sf or 0.14 +/- acre lot. The property is occupied.

Jefferson Tax Parcel: 0200007895

Agent Contact: Brennan Ross Latter & Blum
(504) 293-4924 bross@latterblumpm.com

**Contract Pending**

Check AuctionFDIC.com regularly for property status updates as contract pending properties may become available.

PROPERTY 169

Asset #: 10526000016

645 Clinebrook Drive
Gretna, LA 70056
Property is Selling Subject to a Reserve

The subject property is a single family residence consisting of 1,110 sf with 3 bedrooms and 1.5 baths. The property was built in 1972 and is situated on a 5,663 +/- sf or 0.1 +/- acre lot. The property is vacant

Jefferson Tax Parcel: 0200007409

Agent Contact: Brennan Ross Latter & Blum
(504) 293-4924 bross@latterblumpm.com


**Property Information
Packets can be found at
AuctionFDIC.com**

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PROPERTY 170

Asset #: 87002000035

15 Lots North Chante
(aka 9303 E Claiborne Pkwy)
Bridge City, LA 70094
Property is Selling Subject to a Reserve

The subject property contains 15 separate lots consisting of 9 single family residences in various stages of construction, 2 lots with slabs, and 4 unimproved lots. **Seller will convey the property subject to all existing liens; such liens will be excepted from any title policy issued at closing.**

Jefferson Tax Parcel 0450002097

Agent Contact: David Gilmore
Gilmore Auction & Realty Co,
504-228-6606 David.gilmore@svn.com



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