

MULTNOMAH COUNTY PUBLIC SALE MARCH 20, 2017: DAY OF SALE PROCEDURES

1. SITE: The Multnomah Building, 501 SE Hawthorne Blvd, Portland Oregon, 97214, at the east end of the Hawthorne Bridge at SE Grand Avenue is the sale location. (It is not “on the Courthouse steps.”) The site is served by Tri-Met Bus Lines 4, 6, 10, 14, 15 and the Portland Streetcar A-B Loop. There are bike racks located adjacent to the SW corner of the building. There is limited public parking available for 50 total spaces (first come, first served) in the parking garage immediately to the south; the rate is \$1.45 per hour for the first four hours, \$12.00 for all day. Immediate street parking is in the City of Portland Zone G and Zone N Districts and is time limited to two hours. The Multnomah Building entrance is on Hawthorne Blvd. in the middle of the block. For wheelchair and mobility device accessibility from the parking garage, take the elevator (northwest corner) to the ground floor and use the crosswalk on Grand Avenue. The automatic door activator is on the east door, far right facing the entrance. After entering, the Board Room is immediately to the right, past the accessible restrooms and water fountains. There is a coffee cart in the building lobby.

2. REGISTRATION: 9:00 am. YOU MUST BE IN LINE NOT LATER THAN 10:00 am

a. Bidders will register at the desk immediately inside the Board Room. You must bring current valid picture identification such as a driver's license. A photo of your license will be taken. (RECOMMENDED: To expedite your registration, you should bring a photocopy of your license on a sheet with the addition of your name, address, telephone number, and e-mail address and staff can quickly match it to your original.) **By registering, you acknowledge that you have read all the Public Sale Rules and have reviewed relevant documents in advance.** The name you register with is the name that the property will be deeded in if you have the highest bid. If you are deeding the property under your business name, you must show your business license or some approved form of business identification. Upon registration you will receive a bidding number that you will use for the entire sale. You will be issued a paddle with that number.

b. Certified Funds (no personal or business checks accepted) made out to “Multnomah County” in at least the advertised Earnest Money Deposit amount must be shown for each property on which you are bidding. NOTE: Certified Funds that are not applied to a winning bid may be used in subsequent bidding as long as it is at least the minimum Earnest Money Deposit on the subsequent property.

3. BIDDING: 10:00 am.

a. This is an oral sale aided by numbered paddles issued at registration. The County reserves the right to order priority seating in the Board Room to bidders registered to the current property offered as the sale progresses. Auction-style bidding will be conducted by a Multnomah County Sheriff's Deputy. The order of the property bidding is scheduled to be as on the attached **Bid List**. However, Multnomah County reserves the right to change the order or to remove any property from the list prior to bidding.

b. The Deputy will conduct the bidding at announced increments. When he determines the highest bid has been attained, the Deputy will identify the winning bidder by number. The Winning Bidder should meet the Bid Liaison at the Bid Desk at the front of the room to fill out the **Winning Bid Form (WBF)** key fields. This should only take a minute and the bidding on the next property will proceed, with the Bid Liaison retaining the WBF until you have finished bidding on all properties or the end of the Public Sale. At that time, your WBF will be returned and you will be directed to the **Customer Service Lobby, Room 175** where there will be a dedicated window to process your payment **at least in the amount of the Earnest Money Deposit for the respective property. You will receive a Tax Title Receipt in the amount of payment.**

4. DOCUMENTATION

a. When you have completed payment(s) you will then proceed to the **Documentation Station, Room 158** with your Tax Title Receipt(s) to complete your documentation; your WBF(s) will remain with Customer Service and be routed directly to the Documentation Station by County staff. You will execute and receive a **Certificate of Sale**, in accordance with Oregon Revised Statutes (ORS) 275.150, containing a particular description of the property sold, the whole purchase price, the amount paid in cash (at least the minimum Earnest Money Deposit) and the dates upon which future payments will become due, **but not later than April 19, 2017, at 1:00 pm.** You will also execute the optional **Earnest Money Agreement** in the form specified in the offering if you have not paid the full purchase price. You will not receive a signed copy of the Earnest Money Agreement that day; it will be available seven days after the sale. (REQUIRED: Both the **Standard Earnest Money Agreement** forms, including Exhibit 2, *Disclosure of Information on Lead-Based Paint and*

Lead-Based Paint Hazards, Lead Warning Statement and the **Certificate of Sale** must be reviewed prior to the sale; they cannot be amended as to form. They are posted at: <https://multco.us/taxtitle/public-sale-march-20-2017>.)

b. For the specified properties, buyer shall have an opportunity to conduct a risk assessment or inspection to determine the presence of lead-based paint or lead-based paint hazards on certain properties. Buyer may terminate this sale by the terms of the Earnest Money Agreement (Lead-based Paint Inspection.) If requested, Buyers should sign up to schedule access for lead-based paint assessment immediately after they have been issued a Certificate of Sale.

(REQUIRED: Review the inspection requirements for R139147, R184107, and R207111 in the Standard Earnest Money Agreement (Lead Based Paint Inspection), including personnel and report.)

5. CLOSING

a. Closing shall take place on or before April 19, 2017, at 1:00 PM at the offices of Multnomah County Tax Title, 501 SE Hawthorne Blvd, Suite 175, Portland, Oregon, 97214-3577.

b. A recorded deed will be available for pick up approximately seven days after Closing, with keys as applicable.



PUBLIC SALE MARCH 20, 2017
9:00 am Registration | 10:00 am Sale
501 SE HAWTHORNE, PORTLAND, OR 97214

Public Sale Bid List. Multnomah County Reserves the right to withdraw any property or change the order until the time of sale. **Bid Increments are a minimum of \$2,000.00**

ITEM	PROPERTY I.D. NO./ MAP TAX LOT NO.	PROPERTY DESCRIPTION:	MINIMUM BID:	HIGH BID:	BIDDER:
1.	R121625 / 1S2E20CB- 17500	Approximate Location: 7836 SE 66TH PL PORTLAND, OR 97206	\$75,000		
2.	R235485 / 1N2E22CC- 07200	Approximate Location: 10304 NE BEECH ST PORTLAND, OR 97220	\$100,000		
3.	R334310 / 1S2E11BC- 07600	Approximate Location: LOCATED BEHIND 3248 & 3230-3234 SE 127 th PL PORTLAND, OR 97236	\$100,000		
4.	R207111 / 1N1E23CD- 25200	Approximate Location: 3533 NE 11TH AVE PORTLAND, OR 97212	\$300,000		
5.	R305590 / 1N1W11BD- 04700	Approximate Location: NW COR/ WOOD & NW HARRIS ST PORTLAND, OR 97231	\$5,000		
6.	R184140 / 1S1E01DD- 10500	Approximate Location: 4013 SE CARUTHERS ST PORTLAND, OR 97214	\$300,000		
7.	R336601 / 1S2E21BA- 12500	Approximate Location: 6922 SE 87TH AVE PORTLAND, OR 97266	\$200,000		

8.	R115539 / 1S2E16CA- 06800	Approximate Location: 8923 SE REEDWAY ST PORTLAND, OR 97266	\$125,000		
9.	R298474 / 1S2E07DA- 01900	Approximate Location: 3536 E/ SE 60TH AVE PORTLAND, OR 97206	\$25,000		
10.	R171867 / 1N1E15BB- 05700	Approximate Location: 6968 N MONTANA AVE PORTLAND, OR 97217	\$225,000		
11.	R301021 / 1S1E06AC- 03600	Approximate Location: SW FAIRHAVEN DR PORTLAND, OR 97221	\$125,000		
12.	R145064 / 1S2E19DD- 10200	Approximate Location: 5724 SE FLAVEL DR PORTLAND, OR 97206	\$150,000		
13.	R139147 / 1N2E19DA- 05600	Approximate Location: 6128 NE MASON ST PORTLAND, OR 97218	\$175,000		