

MULTNOMAH COUNTY PUBLIC SALE APRIL 12, 2019: 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 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. 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 kiosk in the building lobby.

2. REGISTRATION: 9:00 am. YOU MUST BE IN LINE NOT LATER THAN 9:45 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 may be taken. (RECOMMENDED: To expedite your registration, you should bring a sheet of paper with your name, address, telephone number, and e-mail address typed or printed.) **By registering, you acknowledge that you have read all the *Public Sale Rules April 12, 2019* (“Rules”) on the website and have reviewed relevant documents in advance. The Rules are only summarized here.** The name you register with is the name that the property will be deeded in if you have the highest and best bid. If you are deeding the property under your business or other entity name, you must show your business license or some approved form of business identification or agency. 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. (In past Public Sales, some bidders tender multiple checks in smaller denominations providing flexibility in application to different properties.)

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 \$1,000 increments. **Raise your paddle high and confirm the current bid amount when bidding.** When the deputy determines the highest bid has been attained, he will identify the winning bidder by paddle number and bid amount. The Winning Bidder should meet the Public Sale Administrator (PSA) 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 PSA retaining the WBF until you have finished bidding on all properties or the end of the Public Sale. At that time, you will be escorted with your WBF 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 return to Room 100 with your Tax Title Receipt(s) to complete your documentation; your WBF(s) will be routed directly to the Public Sale Processing Room 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 Certified Funds or cash (at least the minimum Earnest Money Deposit) and the dates upon which future payments will become due, **but not later than May 6, 2019, 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 not later than seven (7) 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-april-12-2019>

5. CLOSING

- a. Closing shall take place on or before May 6, 2019, at 1:00 pm at the offices of Multnomah County DART/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.
- c. City of Portland Liens will be made by the Seller (Multnomah County) at its sole expense within approximately thirty (30) days of recording.

KEY POINTS:

1. Bring a sheet of paper with your name, address, telephone number, and e-mail address typed or printed. Bring identification.
2. CERTIFIED FUNDS in minimum Earnest Money Deposit for each property upon which you are bidding.
3. Announce your confirming bid clearly and raise your paddle high.
4. If you are successful, you will leave with a Certificate of Sale. Optional Earnest Money Agreement will follow seven (7) days later.
5. At execution of Earnest Money Agreement, have a CONFIRMED appointment time for lead based paint inspection on April 15 (8:00 am to 3:00 pm) or April 16 (11:00 am-3:00 pm).



LIST SUBJECT TO CHANGE

NOTICE: PUBLIC SALE OF TAX FORECLOSED PROPERTY

TIME: Friday, April 12, 2019 at 10:00 am
Registration Begins at 9:00 am

PLACE: 501 SE Hawthorne Blvd, Portland, Oregon 97214
The Multnomah Building. Room 100

| ITEM | PROPERTY ACCOUNT NO. | PROPERTY DESCRIPTION | WINNING BID PADDLE NUMBER | WINNING BID | MINIMUM BID | EARNEST MONEY DEPOSIT |
|------|-------------------------------|--|---------------------------|-------------|-------------|-----------------------|
| 1. | R227590 | Approximate Location: 7463 N NEWELL AVE PORTLAND, OR 97203 IMPROVED | | \$_____ | \$125,000 | \$25,000 |
| 2. | R318813 | Approximate Location: 10510 NE FARGO ST PORTLAND, OR 97220 IMPROVED | | \$_____ | \$100,000 | \$20,000 |
| 3. | R575570 | Approximate Location: MCCORMICK PIER CONDOMINIUM, BOAT SLIP 16 PORTLAND, OR 97209 IMPROVED | | \$_____ | \$5,000 | \$1,000 |
| 4. | R151816 | Approximate Location: 23127 NE ARATA RD WOOD VILLAGE, OR 97060 IMPROVED | | \$_____ | \$25,000 | \$5,000 |
| 5. | R117666 | Approximate Location: 2940 NW SUSSEX PORTLAND, OR 97210 UNIMPROVED | | \$_____ | \$5,000 | \$1,000 |
| 6. | R532730 | Approximate Location: 1930 NW IRVING ST, 104 PORTLAND, OR 97209 IMPROVED | | \$_____ | \$275,000 | \$55,000 |
| 7. | R160448 R160449 R160450 | Approximate Location: 4775 SW BEAVERTON HILLSDALE HIGHWAY PORTLAND, OR 97221 UNIMPROVED | | \$_____ | \$100,000 | \$20,000 |
| 8. | R178608 | Approximate Location: 4730 NE 79TH AVE PORTLAND, OR 97218 IMPROVED | | \$_____ | \$100,000 | \$20,000 |
| 9. | R117868 | Approximate Location: 4158 SE MILWAUKIE AVE PORTLAND, OR 97202 IMPROVED | | \$_____ | \$175,000 | \$35,000 |

<https://multco.us/taxtitle> | e-mail: tax.title@multco.us

**TAX FORECLOSED PROPERTY PUBLIC SALE
WINNING BID FORM**



THIS SECTION TO BE COMPLETED BY MULTNOMAH COUNTY AND PROVIDED TO WINNING BIDDER

PROPERTY NO. : R123456

WINNING BIDDER NO.: _____

MINIMUM BID: \$000,000 WINNING BID PRICE: \$ _____

THIS SECTION TO BE COMPLETED BY BIDDER & GIVEN TO CASHIER IN CUSTOMER SERVICE: RM 175

Print your name and address how you would like your bargain and sale deed made out.

PURCHASER'S NAME: _____

ADDRESS: _____

Telephone: _____ Email: _____

THIS SECTION TO BE COMPLETED BY CASHIER IN CUSTOMER SERVICE: RM 175

EARNEST MONEY DEPOSIT: \$ _____
(MINIMUM DEPOSIT:\$00,000)

☐ CC # _____

☐ Paid in Full _____

☐ Tax Title Receipt # _____

Cashier to provide Winning Bidder/Purchaser Tax Title receipt.

THIS SECTION TO BE COMPLETED BY ADMIN IN RM 100

This completed Winning Bid Form is given to Tax Title Admin who will complete the Earnest Money Agreement form and or a Certificate of Sale if a deposit was given.

If the property was paid in full this completed Winning Bidder Form is given to Tax Title Admin who will provide a Certificate of sale to winning bidder.

☐ Earnest Money Completed Copy Provided or Scanned for Email ☐ Certificate of Sale Provided

☐ Appointment for Lead Base Paint Inspection

☐ Waived Lead Base Paint Inspection

This Winning Bid FORM Remains with Multnomah County Tax Title

CERTIFICATE OF SALE

R123456

A) PRICE AND TERMS OF CASH SALE:

1. The real property described in the attached Exhibit A ("Property") was acquired by Multnomah County ("County") through the foreclosure of liens for delinquent taxes and sold to the Purchaser named below for the full purchase price of \$_____.
2. A nonrefundable deposit of (\$_____) set on the Property for Public Sale has been paid to the County by the Buyer under an Earnest Money Agreement dated April 12, 2019.
3. The full purchase price of \$_____ must be paid in certified funds by May 6, 1:00 pm PT.

B) THIS SALE IS SUBJECT TO THE FOLLOWING CONDITION:

1. The Property is SOLD **AS IS, WHERE IS**, including latent defects, without any representations or warranties from the County. The County makes no warranties or guarantees regarding the title to this Property, but will only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale.

C) STATUTORY DISCLAIMER:

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated at Portland, Oregon: April 12, 2019

BUYER'S SIGNATURE: _____
(Signature)

BUYER'S NAME: _____

BUYER'S ADDRESS: _____

TELEPHONE 1: _____ TELEPHONE 2: _____ E-MAIL: _____

Michael Reese,
Sheriff

By: _____

Brian Doyle, Deputy, DPSST # 38072

Exhibit A to Certificate of Sale

Legal Description:

Tax Account Number:

R123456