

Rules and Procedures for the Multnomah County Tax Title Public Sale August 15, 2018

(Issued July 24, 2018)

Board Order 2018-075, dated July 12, 2018, granted the Division of Assessment, Recording, and Taxation (“DART”) Director (“Director”) or designee, the authority to issue and implement reasonable rules and procedures relating to the Tax Title Program’s role in the oversight and disposition of the Property offered at the Public Sale (“Sale”) with said rules and procedures to be included, or as a link thereto, in any notice issued by Multnomah County (County”) or Multnomah County Sheriff’s Office (“MCSO”) regarding the Public Sale.

These are the Rules and Procedures for the Multnomah County Tax Title Public Sale August 15, 2018.

A. Public Sale Payment Terms:

CASH OR EARNEST MONEY: Full payment of sale price due on date of sale, or a nonrefundable advertised earnest money deposit amount due immediately on day of sale, and execution of County supplied Earnest Money Agreement-Inspection Waiver (“EMA”), for the balance of sale price. The EMA will require balance due on or before Wednesday, August 29, 2018, 10:00 am at the County’s DART Office, located at 501 SE HAWTHORNE BLVD, Room 175, Portland, Oregon, 97214-3560, or the sale is null and void. **Possession is acquired when property is paid in full and the deed recorded by the County.**

B. County Website:

For more information about the Public Sale, including any updates please check the Web: <https://multco.us/taxtitle> E-mail: tax.title@multco.us.

C. Public Sale Rules:

1. This is a registered, in person, oral Public Sale. **NO SEALED BIDS WILL BE ACCEPTED.**

2. You must register on the day of the sale prior to the first bid. Registration begins at 9:00 am. All bidders must be in line to register not later than 9:50 am. **The first bid will be at 10:00 am.** You must bring certified funds made out to “Multnomah County” in at least the advertised deposit amount for each property that you are bidding on (one check per property). Cash is also acceptable, though not advised, as Multnomah County assumes no responsibility before tender. 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 bidding under the auspices of a business, non-profit corporation, governmental entity or similar, the bidder must show a current business license, letter of authority from an officer of the registered entity, or other identification or documentation of authority, agency, or representation from the entity. Upon registration you will receive a bid number and bid card that you will use for the entire sale. An individual can represent only a single, bidding entity. There is no multiple representation.

BIDDING ON MULTIPLE PROPERTIES: If you are bidding on more than one property you must bring a cashier's check made out to "Multnomah County" (for not less than the published earnest money deposit amount) for each property on which you intend to bid, or cash (which is not advised but acceptable). If you are determined to have the highest and best bid by the Sheriff's Deputy, the Winning Bid Liaison will come to you and supervise your execution of the Winning Bid Form so you can begin bidding on the next property if you choose. When bidding on all properties has been completed, you will be escorted to the Cashier's Window in Room 175 to complete your payments. You will then return to Room 100 to complete your EMA and receive your Certificate of Sale.

3. Successful bidders must pay at least the advertised deposit amount for each property by cash or certified funds payable to "**Multnomah County.**" **SUCH NONREFUNDABLE PAYMENT IS DUE AT THE CLOSE OF THE INITIAL ROUND OF BIDDING FOR THE PUBLIC SALE OFFERING. ANY PROPERTIES NOT PAID FOR AT THE END OF THE INITIAL ROUND WILL BE RE-OFFERED IN A SUPPLEMENTAL ROUND TO COMMENCE TEN MINUTES AFTER THE CONCLUSION OF THE INITIAL ROUND. Personal checks and business checks WILL NOT BE ACCEPTED.**

4. There is no assignment purchasing allowed and no tax certificates are issued. At the sale, all purchasers must be present unless an authorized representative (with a current, original, notarized power-of-attorney, or other proof as described in C.2 above, filed at registration) acts on behalf of the true bidder. Any questions about authority must be e-mailed to tax.title@multco.us prior to August 9, 2018 at 10:00 am. Decisions at the Registration are final.

5. Multnomah County does not furnish a survey or provide title insurance for the properties offered for sale. Any dimensions identified on maps or in other information are approximate and may or may not represent the actual property boundaries. Prospective Bidders are advised to view properties prior to bidding.

6. All properties are sold “**AS IS**”. Potential bidders should thoroughly investigate all aspects of a property prior to bidding. Multnomah County does not guarantee or warrant that any parcel is usable for any particular purpose. The County makes no warranties or guarantees regarding the title to the properties offered for sale, but shall only sell and convey such interest as the County acquired by foreclosure or other means and holds at the time of sale. **By registering for the Sale, bidders acknowledge they have reviewed the disclosure of known on lead-based paint and lead-based paint hazards at the property and should they purchase the property, Buyer and Seller mutually waive the right to an inspection, whether or not the Buyer enters into an EMA.** The conveyance is subject to all recorded easements, encumbrances or road right of way dedications and the right of any municipal corporation to purchase such property pursuant to State laws and subject to the right of the Board of County Commissioners to reject any and all bids.

8. THE COUNTY RETAINS THE RIGHT TO WITHDRAW PROPERTIES FROM THE SALE AT ANY TIME. It is recommended that parties consult multco.us/taxtitle prior to Public Sale for confirmation of available property.

9. Each parcel of real property listed is located in Multnomah County. It is important to review all zoning and planning codes for permitted uses and requirements. Please contact the appropriate City or County zoning and planning office for more information.

10. Please be advised that County employees are not authorized to answer specific questions regarding the properties, including but not limited to: the size, the condition, the planning, zoning or building codes or regulations applicable thereto. Any statement by a County employee on these matters is not binding on the County; except and unless such a statement is made by a County Land Use Planning Division staff member in the context of a formal land use decision wherein the County is the land use planning jurisdiction with respect to the subject property.

11. If no acceptable bid is received at the Public Sale or if a sale is not completed and becomes null and void, Multnomah County may dispose of the property as allowed under County Code and State law. No questions will be answered on future disposition options at or before the Public Sale.

D. Earnest Money Agreement and Deed of Conveyance

All properties: Standard Earnest Money Agreement with Lead-based Paint Inspection and Bargain and Sale Deed

E. City of Portland Liens

Some of the properties offered at the Public Sale are subject to liens by the City of Portland. Under separate agreement between the City and the County, all City liens (local improvement and any others) against the properties sold at the Public Sale will be paid and satisfied generally within thirty (30) days from the sale and recording date of the property at the County's obligation.

F. Redemption Rights

Upon deeding to the County, all redemption rights of the former owner have expired.