

MULTNOMAH COUNTY PUBLIC SALE AUGUST 15, 2018: 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; the rate is \$1.45 per hour with a \$12.00 maximum 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 9:50 am

- a. Bidders will register at the desk immediately inside the Board Room. **By registering, you acknowledge that you have read all the *Public Sale Rules August 15, 2018 “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 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.

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 Sale Coordinator 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 Sale Coordinator 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 escorted with you 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 the **Documentation Station, Room 100** 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 August 29, 2018, at 10:00 am.**
- b. 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 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-august-15-2018>

5. CLOSING

a. Closing shall take place on or before August 29, 2018, at 10:00 am 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 ten (10) business days after Closing, with keys as applicable. City of Portland Liens will be made by the Seller (Multnomah County) at its sole expense within approximately thirty (30) days of recording.

BID LIST FINAL:

ITEM	PROPERTY I.D. NO.	PROPERTY DESCRIPTION	MINIMUM BID	EARNEST MONEY DEPOSIT
1.	R139626	Approximate Location: 2706 SE 138TH AVE, #33, Portland, OR 97236	\$30,000	\$6,000
2.	R160448 R160449 R160450	Approximate Location: 4775 SW Beaverton Hillsdale Highway, Portland, OR 97221 (Three separate tax parcels sold together, one bid.)	\$175,000	\$35,000
3.	R336835	Approximate Location: 6942 SE 112th Ave, Portland, OR 97266	\$150,000	\$30,000