

Larry M Wilson Jr.
R133539

Lien No.	Lien Amount	Case No.
115533	14,628.87	96-01895-CC
124418	5,063.75	99-02658-NU
136896	3,975.87	04-029305-NU
136981	4,728.27	04-031425-DV
137511	19,735.36	05-106805-CC
138389	1,382.97	04-046043-CC
138673	4,062.98	205035
140010	2,578.35	06-120316-HS
144197	1,232.42	05-106805-CC
144246	6,463.18	2070030
144472	3,505.17	07-144589-NU
144674	1,625.68	2070030
144884	1,600.65	2070030
149334	34,010.38	10-121894-CC
149434	1,201.99	10-125578-NU
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151830	1,749.65	12-101089-NU
152336	1,111.60	10-121894-CC
152520	4,737.27	2120019
153009	1,568.87	2120019
153189	16,139.78	12-155717-NU
153251	21,213.87	10-121894-CC
154583	8,861.69	12-155717-NU
155556	7,493.99	12-155717-NU
158634	8,948.38	2120019
159516	1,127.96	15-211747 CT
159787	8,782.88	16-114850-NU
159807	1,966.68	16-135284 DV
167335	5,627.37	18-254812-NU
Total	248,341.82	

Site Address: 12110 SE LIEBE ST

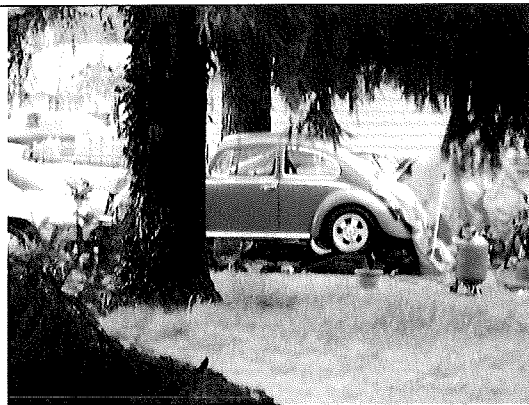
10-121894-000-00-CC

Today's Date: March 29, 2010

David Meltzer, Zoning/Noise
Inspector, Compliance Services

Owner: LARRY M JR WILSON

12110 SE LIEBE ST
PORTLAND, OR 97266-3215





Site Address: 12110 SE LIEBE ST

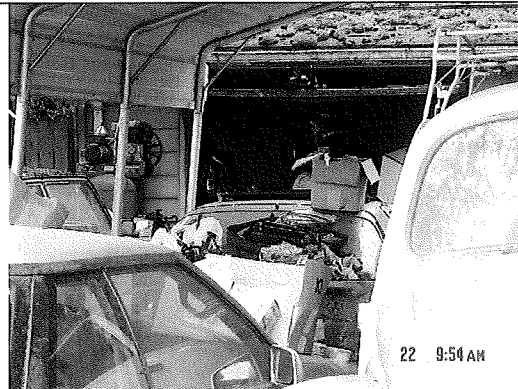
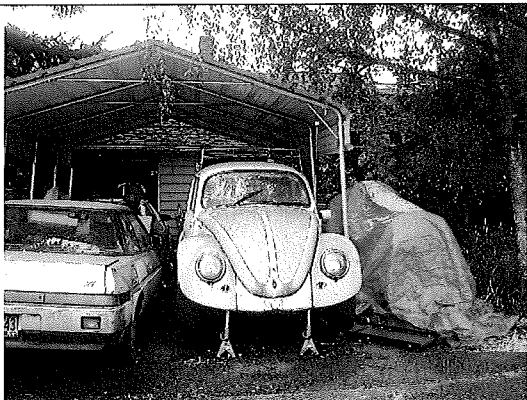
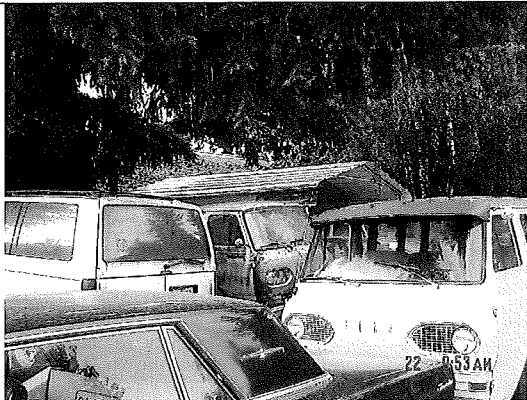
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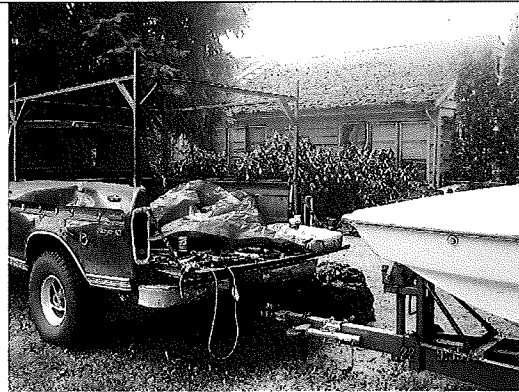
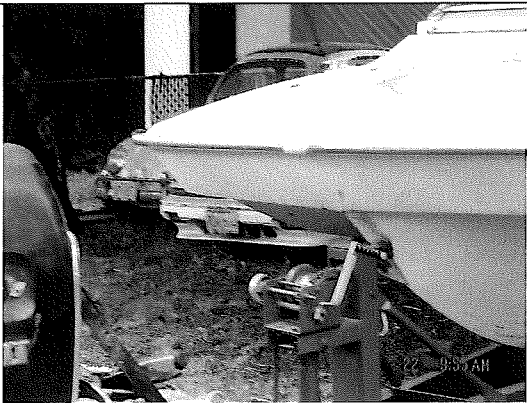
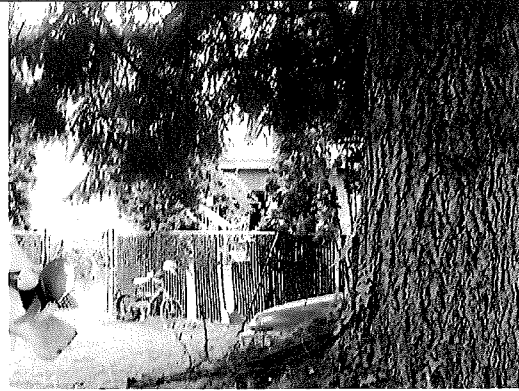
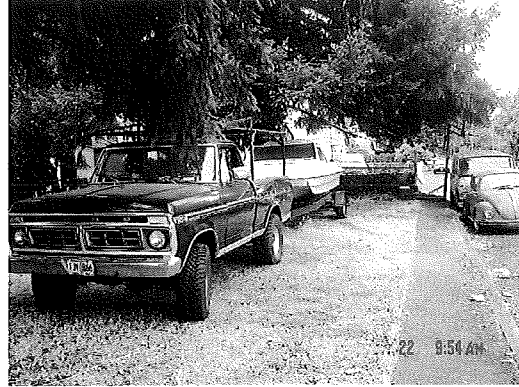
Today's Date: August 22, 2012

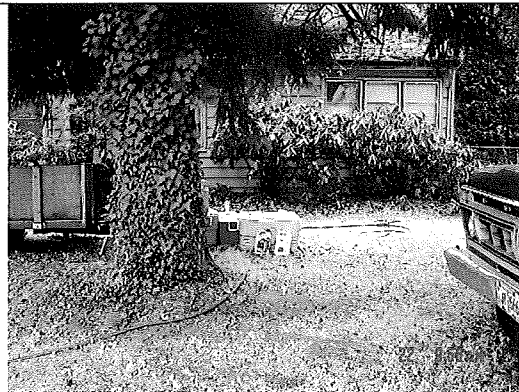
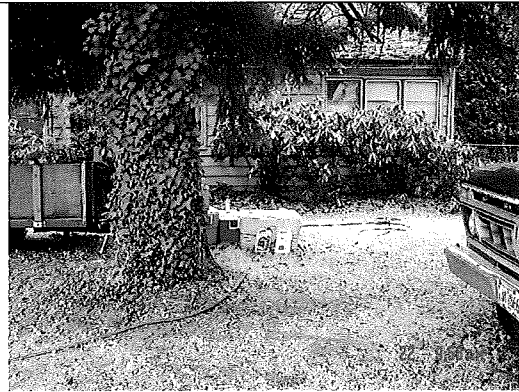
Seward Senior Planner

Owner: LARRY M JR WILSON

12110 SE LIEBE ST
PORTLAND, OR 97266-3215







Site Address: 12110 SE LIEBE ST

10-121894-000-00-CC

Today's Date: January 22, 2013

Seward Senior Planner

Owner: LARRY M JR WILSON

12110 SE LIEBE ST

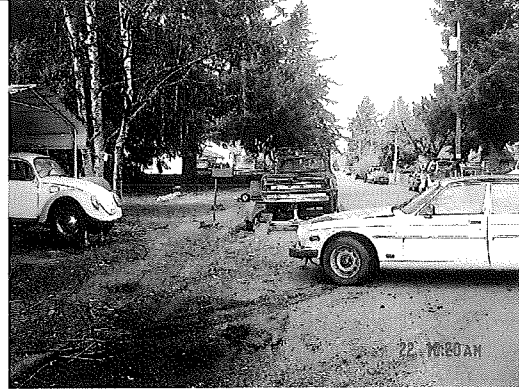
PORTLAND, OR 97266-3215

Wood panel trailer previously posted, moved to street.

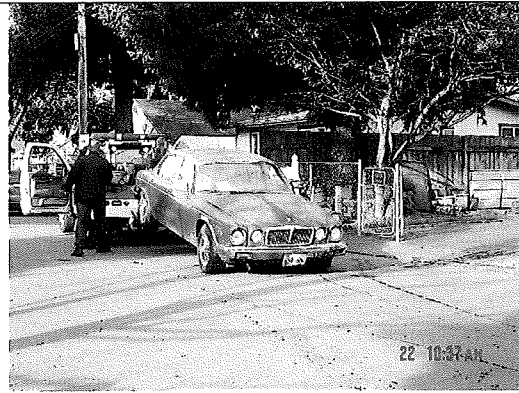
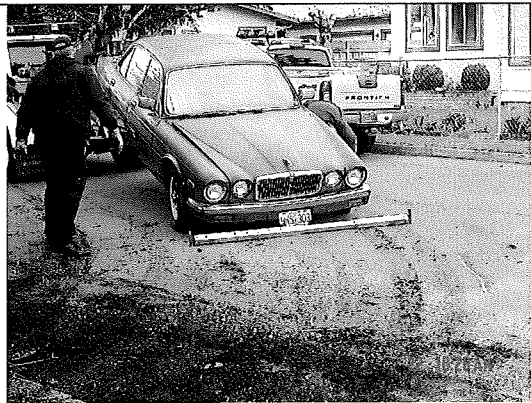


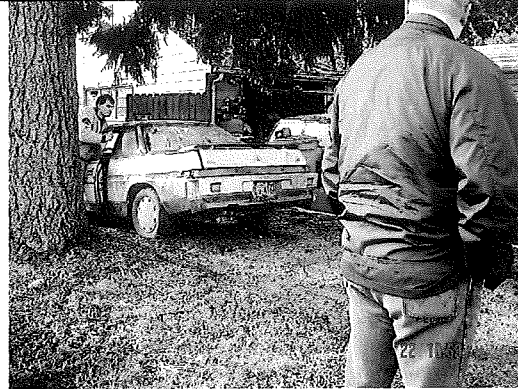
Black car repositioned on the street to allow access to side yard to tow.



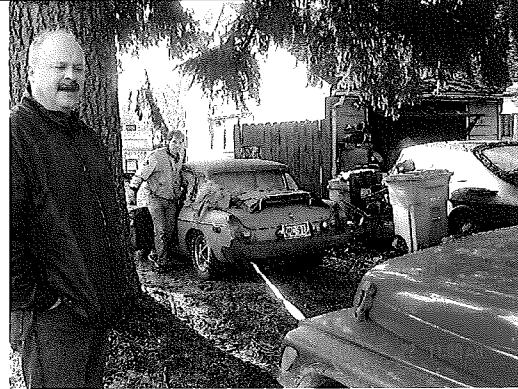


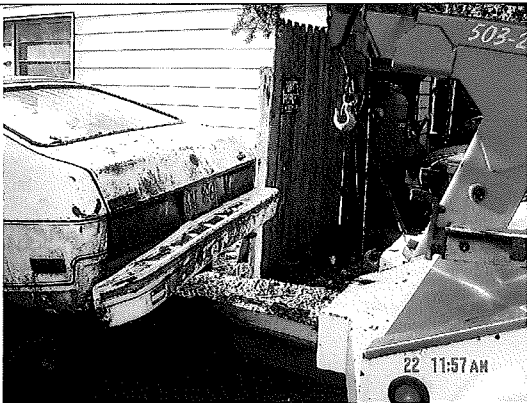
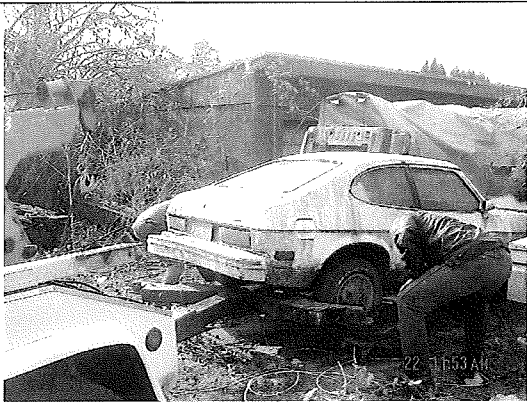
Jag moved by owner

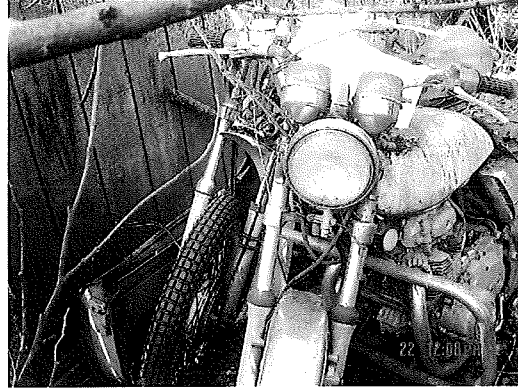




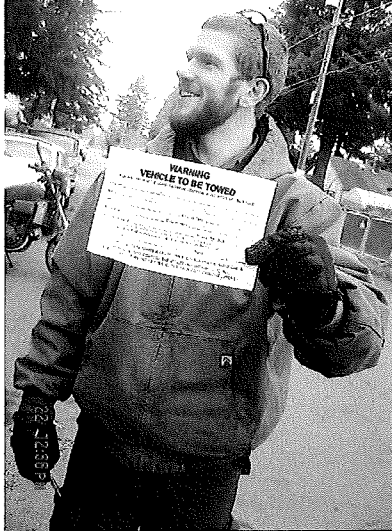
Red blazer posted since on the yard. Blue Subaru towed by a friend of the owner. Orange MG and Red MG towed by a friend for the owner







Dirt bike in photo above right on left was posted in error. Not street legal, no plate. This motorcycle was not towed.



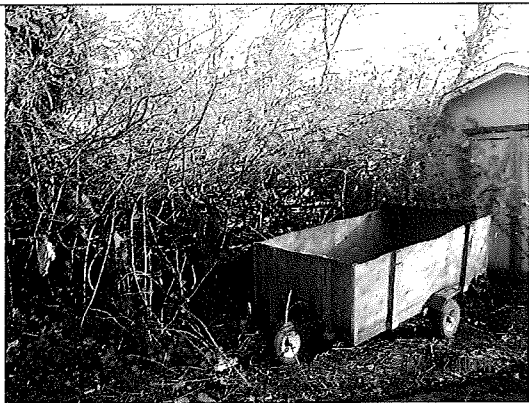
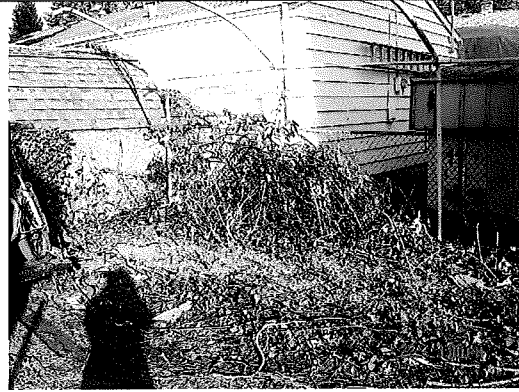
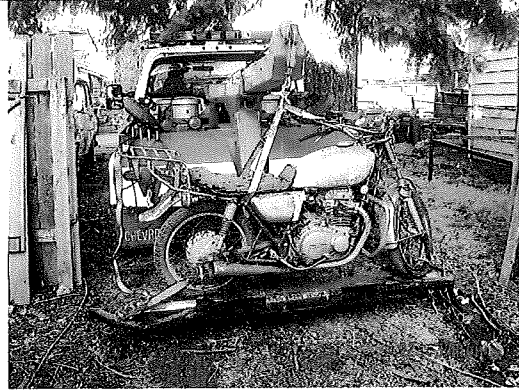
Old Jag removed by J&R towing for new owner.

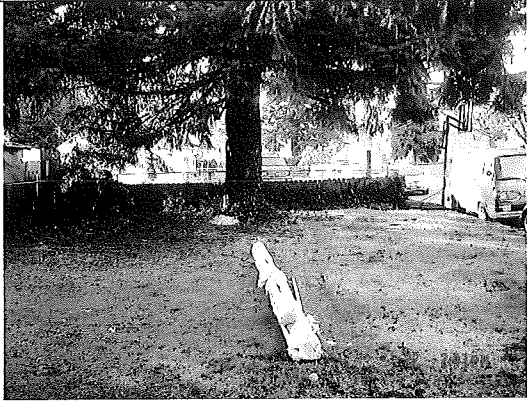




Motorhome towed by J&R for owner



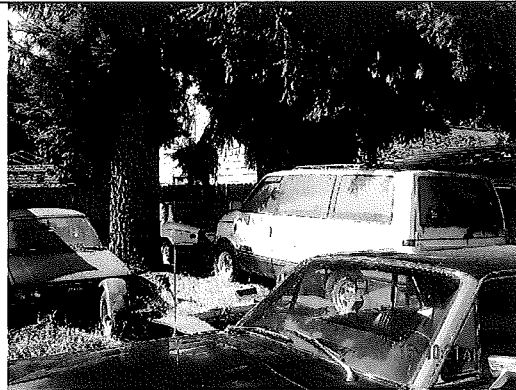
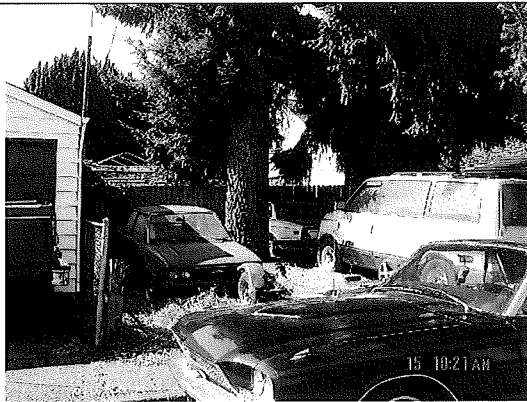


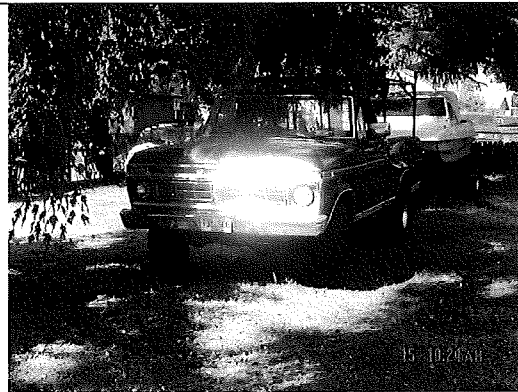
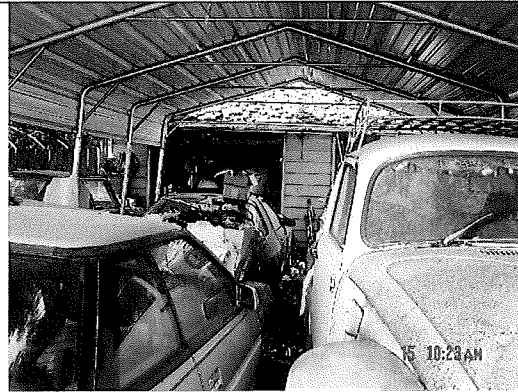
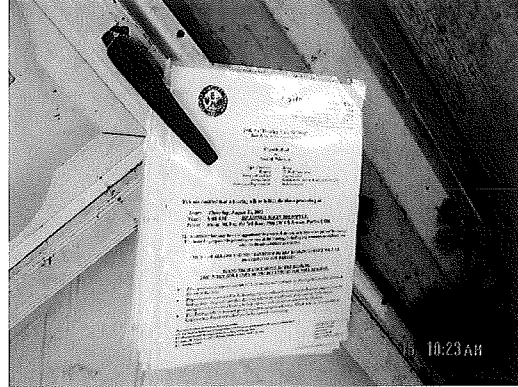


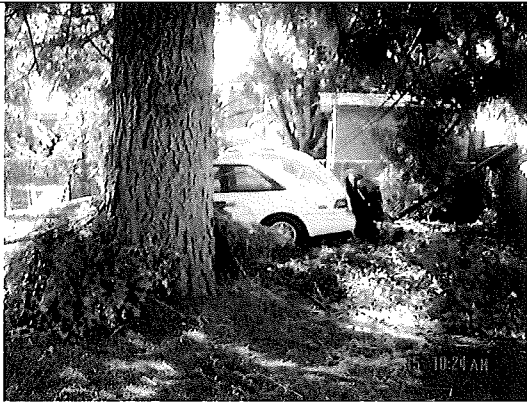
Site Address: 12110 SE LIEBE ST

10-121894-000-00-CC
Today's Date: August 15, 2012
Seward Senior Planner

Owner: LARRY M JR WILSON
12110 SE LIEBE ST
PORTLAND, OR 97266-3215







PERSONAL SERVICE AND SERVICE BY POSTING

CITY OF PORTLAND, petitioner

HEARING NUMBER: 2120019

V.

WILSON, LARRY M. JR., respondent

PERSONAL SERVICE – I certify that, on the date(s) indicated, I personally served the following person(s) at the locations indicated by personally delivering to such person(s) a true copy of the complaint and notice of hearing herein.

<u>Name</u>	<u>Location/Address</u>	<u>Date</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Dated: _____ Signature: _____ Title: _____

POSTING – I certify that, on the date(s) indicated, I served a true copy of the complaint and notice of hearing herein by posting such copy at or near the principal entrance of the dwelling unit(s) or property(ies) indicated.

<u>Location/Address</u>	<u>Date</u>
<u>12110 SE LIEBE ST-FRONT SCREEN DOOR</u>	<u>15 August 2012</u>
_____	_____
_____	_____
_____	_____
_____	_____

Dated: 15 August 2012 Signature: _____ Title: Senior Planner



CITY OF PORTLAND

Office of City Auditor LaVonne Griffin-Valade

Hearings Office

1900 SW 4th Avenue, Room 3100

Portland, OR 97201

phone: (503) 823-7307 - fax: (503) 823-4347

web: www.portlandoregon.gov/auditor/hearings



HEARINGS OFFICER'S ORDER

CITY OF PORTLAND, petitioner, vs. LARRY M. WILSON, JR., respondent

CASE NO. 2120019

[Bureau Case Nos. 10-121894 CC, 11-204111 HS, 12-155717 NU]

PROPERTY: 12110 SE Liebe Street

LEGAL DESCRIPTION:

Lot 4 Choloma Addition,
City of Portland, Multnomah County, Oregon

DATE OF HEARING: August 23, 2012

APPEARANCES:

Mr. Larry M. Wilson, Jr., Respondent

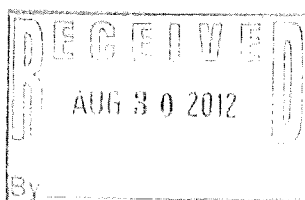
Ms. Michelle Seward, for the City

HEARINGS OFFICER: Mr. Gregory J. Frank

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

Ms. Michelle Seward ("Seward"), Senior Planner for the City of Portland Bureau of Development Services (the "City") appeared and testified on behalf of the City. Mr. Larry M. Wilson, Jr. ("Wilson") appeared and testified on his own behalf. Seward offered Exhibits 1 through and including 38 into the evidentiary record. Wilson objected to the admission of Exhibit 6. The Hearings Officer found that Exhibit 6 contained photographs that were potentially relevant to the City's Code Complaint allegations. The Hearings Officer overruled Wilson's objection to the admission of Exhibit 6. The Hearings Officer makes this decision based upon the testimony of Seward and Wilson and the documents admitted into the evidentiary record (Exhibits 1 through and including 38).

Seward testified that various zoning code, housing code and nuisance code violations exist at real property commonly referred to as 12110 SE Liebe Street ("The Property"), within the City limits of Portland. Seward testified that Wilson is the owner of The Property. (Exhibits 4 and 5) Seward referenced admitted Exhibits 6 through and including 38 to demonstrate that the alleged violations exist as set forth on its Complaint City Code Violation. (Exhibit 1)



Seward requested that the Hearings Officer order Wilson to correct the violations listed on Exhibit 1 and if he fails to correct the violations within 30 days, the City be authorized to abate violations. Seward requested that a civil penalty in the amount of \$2,156.37 be assessed because of mitigating and aggravating circumstances and an additional civil penalty be assessed in the amount of \$628.32 pursuant to Exhibit 1a if violations remain uncorrected after 70 days.

Wilson testified that there is a house number attached to his house, there are gutters in place and there are no holes in the roof (referring to Exhibit 1, paragraph 3). Wilson also testified that there is no trash/debris in the yard. Wilson stated that he traveled around his neighborhood and discovered other trailers illegally parked. Wilson stated that he intended to complete "concrete work" which would provide a paved surface to park his vehicles. Finally, Wilson stated that if the City towed his vehicles within 30 days he would suffer economically to such an extent that he would be unable to make his house/mortgage payments. Wilson requested the Hearings Officer grant him 90 days to correct the violations.

The Hearings Officer finds that Wilson testified that gutters do exist at The Property. However, the Hearings Officer also finds that the alleged violations related to the gutters being clogged and/or damaged/deteriorated such that proper drainage is not possible. The Hearings Officer finds no persuasive evidence in the record that the gutters are not clogged and/or damaged and/or deteriorated. The Hearings Officer finds the alleged violations related to gutters are true and correct.

The Hearings Officer finds that Wilson testified that there is no accumulation of trash and/or debris located on The Property excepting for tools located in the back of Wilson's truck. The Hearings Officer reviewed Exhibit 38 and observed trash and/or debris in at least two of the photos. The Hearings Officer finds that the alleged violations relating to trash and/or debris are true and correct.

The Hearings Officer finds Wilson's testimony related to other travel trailers being parked in the neighborhood to be irrelevant to this case. The Hearings Officer finds the alleged violations relating to the illegally parked travel trailer to be true and correct.

The Hearings Officer finds Wilson's testimony related to his intent to complete "concrete work" does not relate to the alleged violations. The Hearings Officer finds that all of the alleged violations in Exhibit 1 do exist.

The Hearings Officer considered Wilson's request for additional time. The Hearings Officer also considered Seward's testimony that additional time should not be granted to Wilson. Seward pointed out to the Hearings Officer that the current hearing is the third time the City has been required to take Wilson to hearing for the same/similar types of violations. The Hearings Officer, in this instance, sympathized with Wilson and finds that Wilson should be granted approximately 90 days to correct all violations. Further, the Hearings Officer finds that the additional civil penalty of \$628.32 should not be assessed for approximately 130 days. Subject to the 90 day/130 day modifications referenced in the preceding sentences of this paragraph, the Hearings Officer finds that it is reasonable and appropriate to grant all of the City's requested remedies as set forth in Exhibit 1, paragraph 5.

ORDER AND DETERMINATION:

1. Wilson, or any successor owner/possessor of The Property, shall correct all violations set forth in paragraphs 2, 3 and 4 of Exhibit 1 and shall undertake all actions necessary to prevent reoccurrence of the violations.
2. If Wilson, or any successor owner/possessor of The Property, fails to correct all violations set forth in paragraphs 2, 3 and 4 of Exhibit 1 by 4:30 p.m. on December 12, 2012, then the City (Bureau of Development Services) shall be authorized to abate any uncorrected violations, without further action by the Hearings Officer, by (1) towing any vehicle parked or stored on any portion of The Property

that is unpaved and not legally established as a parking area, and/or (2) abate nuisance conditions, and/or (3) tow any trailer parked in violation of the Portland Zoning Code (PCC Title 33).

3. A civil penalty in the amount of \$2,156.37 is hereby imposed, said penalty to be due and payable immediately, and if not paid by 4:30 p.m. on September 12, 2012, shall be made a lien against The Property.
4. In the event all violations set forth in Exhibit 1, paragraphs 2, 3, and 4 are not corrected by 4:30 p.m. on January 18, 2013, an additional civil penalty, in the amount of \$628.32 shall be assessed and if not paid by January 22, 2013, shall made a lien against The Property.
5. Correction of violations, for the purposes of paragraphs 2 and 4 of this Order shall mean all of the following steps have been completed: (1) Wilson, or any successor owner/possessor shall request, for each violation Wilson believes has been corrected, an inspection by a City Bureau of Development Services Inspector; (2) a City Bureau of Development Inspector physically appears at The Property and is given permission to inspect the violation(s) Wilson believes have been corrected; (3) A City Bureau of Development Services inspector submits a written document to the Hearings Officer confirming that one/more of the violations in Exhibit 1, paragraphs 2, 3 and 4 have been corrected.
6. The Hearings Officer retains jurisdiction over this case until September 9, 2013, and unless Wilson or the City requests in writing that the case remain open past September 9, 2013, the case shall be closed on September 10, 2013.
7. This order has been mailed to the parties on August 28, 2012, and shall become final and effective on September 11, 2012. Any objections to this order must be in writing and received by the Code Hearings Office prior to the effective date.
8. This order may be appealed to a court of competent jurisdiction pursuant to ORS 34.010 et seq.

Dated: August 28, 2012

GJF:c1

Enclosure

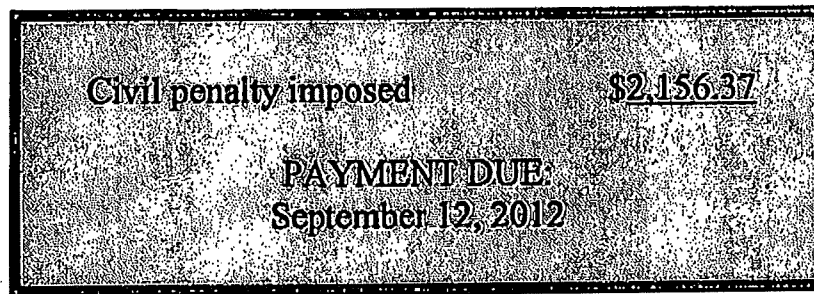


Gregory J. Frank, Hearings Officer

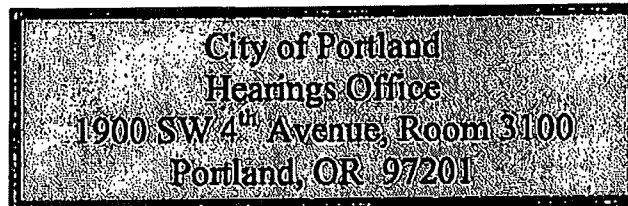
Exhibit #	Description	Submitted by	Disposition
1	Complaint	Seward, Michelle	Received
1a	Schedule A - Towing Civil Penalty Worksheet	Seward, Michelle	Received
2	8/2/12 Memo	Seward, Michelle	Received
3	Mailing List	Seward, Michelle	Received
4	GARTH printout	Seward, Michelle	Received
5	Multnomah County Property Records	Seward, Michelle	Received
6	3/29/10 Photos	Seward, Michelle	Received
7	3/30/10 Notice of Zoning Violation letter, David Meltzer to Wilson, Jr.	Seward, Michelle	Received
8	5/18/10 Photo	Seward, Michelle	Received
9	6/16/10 Photos	Seward, Michelle	Received
10	6/18/10 Notice of Zoning Violation letter, Seward to Wilson, Jr.	Seward, Michelle	Received
11	7/15/10 Photos	Seward, Michelle	Received
12	8/12/10 Photos	Seward, Michelle	Received
13	11/22/10 Photos	Seward, Michelle	Received
14	3/16/11 Photos	Seward, Michelle	Received
15	5/18/11 Photos	Seward, Michelle	Received
16	6/29/11 Enforcement Fee Change & Enforcement Penalty Increase Notification letter	Seward, Michelle	Received
17	12/14/11 Photos	Seward, Michelle	Received
18	3/23/12 Photos	Seward, Michelle	Received
19	5/15/12 Photos	Seward, Michelle	Received
20	7/12/12 Photos	Seward, Michelle	Received
21	1/9/12 Photos	Seward, Michelle	Received
22	1/9/12 Notice of Violation-Property Maintenance Code letter, Lee Gonzales to Wilson, Jr.	Seward, Michelle	Received
23	6/26/12 Photos	Seward, Michelle	Received
24	6/28/12 Enforcement Fee Change & Enforcement Penalty Increase Notification letter	Seward, Michelle	Received
25	7/10/12 Notice to Remove Nuisance letter	Seward, Michelle	Received
26	7/9/12 Photos	Seward, Michelle	Received
27	7/25/12 Photos	Seward, Michelle	Received
28	Hearings Officer's Order - Case #205035	Seward, Michelle	Received
29	Hearings Officer's Order - Case #2070030	Seward, Michelle	Received
30	Motion - Case #2070030	Seward, Michelle	Received
31	Hearings Officer's Amended Order - Case #2070030	Seward, Michelle	Received
32	Mailing List	Hearings Office	Received
33	Hearing Notice	Hearings Office	Received
34	Notice of Rights and Procedures	Hearings Office	Received
35	Personal Service and Service by Posting	Seward, Michelle	Received
36	8/15/12 Inspection photos	Seward, Michelle	Received
37	8/22/12 Inspection	Seward, Michelle	Received
38	8/7/12 Inspection	Seward, Michelle	Received

NOTICE OF CIVIL PENALTY

Respondent: Larry M. Wilson, Jr.
Case No.: 2120019
Property: 12110 SE Liebe Street
Date of Hearing: August 23, 2012



Make check payable to the City of Portland Treasurer, and mail or deliver to the following address:



IMPORTANT

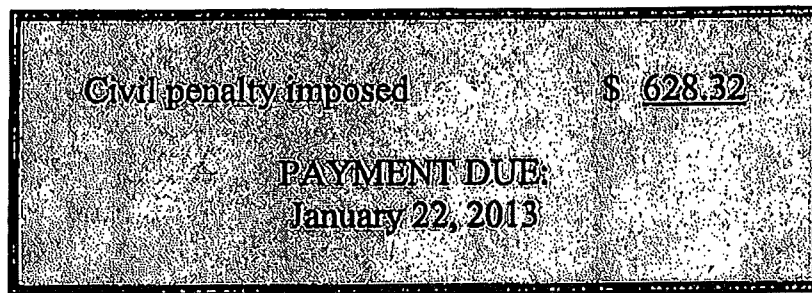
If the unsuspended portion of the civil penalty is not paid by the date indicated, the penalty amount will be made a lien against the property and appropriate legal collection proceedings initiated by the City Attorney.

Code Hearings Office

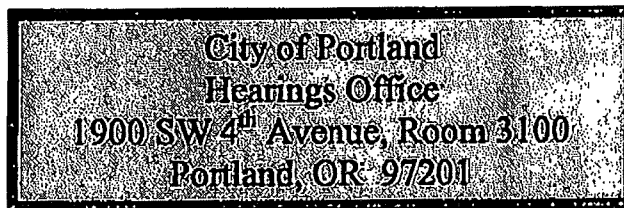
(503) 823-7307

NOTICE OF CIVIL PENALTY

Respondent: Larry M. Wilson, Jr.
Case No.: 2120019
Property: 12110 SE Liebe Street
Date of Hearing: August 23, 2012



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IMPORTANT

If the unsuspended portion of the civil penalty is not paid by the date indicated, the penalty amount will be made a lien against the property and appropriate legal collection proceedings initiated by the City Attorney.

Code Hearings Office

(503) 823-7307

ORS 34.010 et seq

NOTE: The following excerpt from the 2011 Oregon Revised Statutes is provided to you only as a courtesy. The City of Portland makes no representation as to its accuracy or applicability and shall not have any liability for any losses caused by reliance on this information. Any person or entity that relies on this information does so at his/her/its own risk.

Appeals of Hearings Officer decisions are not filed with the Hearings Office. Consequently, the Hearings Office is unable to interpret or answer questions related to appealing a decision of the Hearings Officer. If you need additional guidance, you may wish to consult an attorney.

34.010 Former writ of certiorari as writ of review. The writ heretofore known as the writ of certiorari is known in these statutes as the writ of review.

34.020 Who may obtain review; intermediate orders reviewable. Except for a proceeding resulting in a land use decision or limited land use decision as defined in ORS 197.015, for which review is provided in ORS 197.830 to 197.845, or an expedited land division as described in ORS 197.360, for which review is provided in ORS 197.375 (8), any party to any process or proceeding before or by any inferior court, officer, or tribunal may have the decision or determination thereof reviewed for errors, as provided in ORS 34.010 to 34.100, and not otherwise. Upon a review, the court may review any intermediate order involving the merits and necessarily affecting the decision or determination sought to be reviewed.

34.030 Jurisdiction to grant writ; petition for writ; time limit. The writ shall be allowed by the circuit court, or, in counties where the county court has judicial functions, by the county court wherein the decision or determination sought to be reviewed was made, upon the petition of the plaintiff, describing the decision or determination with convenient certainty, and setting forth the errors alleged to have been committed therein. The petition shall be signed by the plaintiff or the attorney of the plaintiff, and verified by the certificate of an attorney to the effect that the attorney has examined the process or proceeding, and the decision or determination therein, and that it is erroneous as alleged in the petition. A writ shall not be allowed unless the petition therefor is made within 60 days from the date of the decision or determination sought to be reviewed.

34.040 When allowed. (1) The writ shall be allowed in all cases in which a substantial interest of a plaintiff has been injured and an inferior court including an officer or tribunal other than an agency as defined in ORS 183.310 (1) in the exercise of judicial or quasi-judicial functions appears to have:

(a) Exceeded its jurisdiction;

- (b) Failed to follow the procedure applicable to the matter before it;
 - (c) Made a finding or order not supported by substantial evidence in the whole record;
 - (d) Improperly construed the applicable law; or
 - (e) Rendered a decision that is unconstitutional.
- (2) The fact that the right of appeal exists is no bar to the issuance of the writ.

34.050 Plaintiff's undertaking. Before allowing the writ, the court shall require the plaintiff to give an undertaking to its approval, with one or more sureties, in the sum of \$100, to the effect that the plaintiff will pay all costs and disbursements that may be adjudged to the defendant on the review.

34.060 To whom directed; return. The writ shall be directed to the court, officer, or tribunal whose decision or determination is sought to be reviewed, or to the clerk or other person having the custody of its records or proceedings, requiring return of the writ to the circuit court, with a certified copy of the record or proceedings in question annexed thereto, so that the same may be reviewed by the circuit court. The court allowing the writ shall fix the date on which it is to be returned, and such date shall be specified in the writ.

34.070 Stay of proceedings. In the discretion of the court issuing the writ, the writ may contain a requirement that the defendant desist from further proceedings in the matter to be reviewed, whereupon the proceedings shall be stayed accordingly.

34.080 Issuance and service of writ. Upon the filing of the order allowing the writ, and the petition and undertaking of the plaintiff, the clerk shall issue the writ, as ordered. The writ shall be served by delivering the original, according to the direction thereof, and may be served by any person authorized to serve a summons. A certified copy of the writ shall be served by delivery to the opposite party in the suit or proceeding sought to be reviewed, at least 10 days before the return of the original writ.

34.090 Order for further return. If the return to the writ is incomplete, the court may order a further return to be made.

34.100 Power of court on review; appeal. Upon the review, the court shall have power to affirm, modify, reverse or annul the decision or determination reviewed, and if necessary, to award restitution to the plaintiff, or to direct the inferior court, officer, or tribunal to proceed in the matter reviewed according to its decision. From the judgment of the circuit court on review, an appeal may be taken in like manner and with like effect as from a judgment of a circuit court in an action.



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Enforcement
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7306
Fax: (503) 823-7915
TTY: (503) 823-6868
www.portlandoregon.gov/bds

CHRONIC OFFENDER WARNING NOTICE

August 26, 2015

WILSON, LARRY M JR
12110 SE LIEBE ST
PORTLAND, OR 97266-3215

RE: 12110 SE LIEBE ST; Tax #: R156700350

Neighborhood Inspections enforces compliance with the City's Property Maintenance Code, Title 29. Our staff responds to thousands of complaints each year of unsafe, unhealthy, and substandard maintenance conditions at both residential and non-residential structures and exterior yards and adjacent rights-of-way in the City of Portland.

When violations are confirmed, a property owner must remedy the cited problems within a specified time period. Fortunately, most property owners promptly comply and continue to maintain their property. Some property owners, however, **chronically fail to maintain their property**. As a result, our inspectors repeatedly inspect and cite the same few properties for property maintenance infractions, expending a lot of city resources.

To discourage repeat offenders, Neighborhood Inspections tracks the number of Title 29 code violation cases cited on a property over a 12-month period. This letter is to inform you that this property has exceeded the threshold of allowable property violations over a 12-month period set by policy.

If another code violation case is cited on this property you may be subject to any, or all, of the following additional enforcement actions:

- 1) Assessment of a \$595.00 (\$1191.00 for second or additional occurrences);
- 2) The next time your property is cited for a Title 29 citation (nuisance/disabled vehicle), the City may direct a City Contractor to remove the cited nuisance/disabled vehicle **without any prior notice to the property owner**. Abatement without prior notice is a "Summary Abatement." You will be charged the cost of any Summary Abatement and that cost, plus additional fees and penalties, will then be billed as a lien against your property;
- 3) Referral to the City of Portland Code Hearings Officer to seek additional penalties and sanctions

If this property is a Residential Rental we invite you to attend the City's free Landlord Training Program. This training is offered twice yearly and focuses on practices to improve our community by preventing illegal activity, property destruction, and maintenance-related problems. You can learn more about the next scheduled free Landlord Training by visiting <http://www.portlandonline.com/bds/index.cfm?c=31887>.

Please contact the person below if you have any questions regarding the Chronic Offender Program, this letter, or you no longer have an interest in the property.

Sincerely,

Ed Marihart
Housing Inspections Supervisor
503-823-7373



City of Portland, Oregon
Bureau of Development Services
Enforcement Program
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-2633
Fax: (503) 823-7915
TTY: (503) 823-6868
www.portlandoregon.gov/bds

NOTICE OF CHRONIC OFFENDER FEE ASSESSMENT

July 25, 2016

WILSON, LARRY M JR
12110 SE LIEBE ST
PORTLAND, OR 97266-3215

RE: Chronic Offender Fee from an additional code violation at:
12110 SE LIEBE ST; CHOLOMA LOT 4
Tax #: R156700350 Case #: 15-211747-CT

On August 26, 2015 we sent the owner of the above property a Chronic Offender Warning Notice, regarding chronic violations of the City of Portland Property Maintenance Code, Title 29. The letter stated that this property had exceeded the threshold of allowable property violations set by policy and the owner is subject to additional enforcement actions. The letter noted that a Chronic Offender Fee (depending on the occurrence) could be assessed:

First Occurrence	Second (and subsequent) Occurrences
\$595.00	\$1191.00

An Inspector visited the property and confirmed a new/additional housing, nuisance violation. Therefore the property shall be assessed the Chronic Offender Fee (depending on the occurrence). As the property owner you are responsible for paying the Chronic Offender Fee.

SUBMIT PAYMENT OF: \$595.00

BY: August 9, 2016

TO: (In person, by U.S. Mail, or by calling Ed Marihart at 503-823-7373)
Bureau of Development Services
Neighborhood Inspections
1900 SW 4th Ave., Suite 5000
Portland, OR 97201

If we have not received payment by August 9, 2016, these charges will be referred to the Auditor's Office, a lien will be placed against the property, and additional 10% Auditor's Office charges will be applied.

Sincerely,

Ed Marihart
Housing Inspections Supervisor
503-823-7373



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Enforcement
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7306
Fax: (503) 823-7915
TTY: (503) 823-6868
www.portlandoregon.gov/bds

NOTICE OF INTENT TO DEMOLISH

Date mailed: January 21, 2016

CITY OF PORTLAND

vs.

Larry M. Wilson Jr., Respondent

Type of Violation:	Zoning/Housing
Property:	12110 SE Liebe St.
Bureau Case #:	100121894CC, 11-204111HS, 12-155717NU
Government Representative:	Mitch McKee

You are hereby notified that a Code Hearing was held and an Order issued for demolition at the above property.

Any objection to this Order must be received within 30 days of the above date. Please contact Neighborhood Inspections & Compliance Services Staff, Mitch McKee at 503-823-7347.

If you do not act now, a demolition will occur.

CODE HEARINGS HAVE BEEN HELD AND ADDITIONAL PENALTIES HAVE BEEN ORDERED AND LIENS PLACED AGAINST THE PROPERTY.

Please contact Neighborhood Inspections & Compliance Services Staff, Mitch McKee, at 503-823-7347 to discuss how to correct the cited violations.

Enclosure: Hearings Order dated January 13, 2016

This notice has been mailed to the following parties:

Larry Mark Wilson Jr. 12110 SE Liebe St., Portland, OR 97266
Multnomah County Assessment and Taxation, PO Box 2716, Portland, OR 97208
North American Mortgage Company, PO Box. 008031, Petaluma, CA 94975
Citicorp Mortgage, Inc., 15851 Clayton Road, Ballwin, MO 63011
Cal-Western Reconveyance Corporation, 525 East Main St, PO Box 22004, El Cajon, CA 92022



Portland City Auditor

Hearings Office

1900 SW 4th Avenue, Room 3100, Portland, OR 97201
www.portlandoregon.gov/auditor/hearings

phone: (503) 823-7307
fax: (503) 823-4347



HEARINGS OFFICER'S NINTH SUPPLEMENTAL ORDER

CITY OF PORTLAND, petitioner, v. LARRY M. WILSON, JR. respondent

CASE NO. 2120019

[Bureau Case Nos. 10-121894 CC, 11-204111 HS, 12-155717 NU]

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

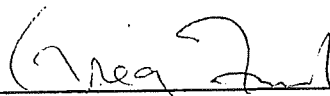
A brief summary of recent events is included to assist the reader in understanding why a Ninth Supplemental Order is necessary in this case. The City of Portland ("City") filed a Complaint (Exhibit 1) with the City of Portland Hearings Officer ("Hearings Officer") on August 2, 2012 (Exhibit 1). Subsequently City representatives, respondent Larry M. Wilson, Jr. ("Wilson"), and Wilson's attorney have appeared at numerous hearings. The Hearings Officer has issued Orders, Interim Orders and, to date, eight Supplemental Orders. The Hearings Officer has, in all Orders, found serious fire, life, safety, health and sanitation violations existed at 12110 SE Liebe Street, Portland, Oregon (the "Subject Property"). In most Orders the Hearings Officer has found that Wilson, as the owner of the Subject Property, failed to abide by the Hearings Officer's mandate to correct the listed City Code violations.

McKee, at a hearing scheduled for December 8, 2015 (the "Hearing"), appeared and testified on behalf of the City. Wilson was mailed a Notice of Hearing at his last known address and a Notice of Hearing was also mailed to the Subject Property. Wilson did not contact the Hearings Office prior to the Hearing. Wilson did not appear at the Hearing. The Hearings Officer makes this decision based upon the testimony of McKee at the Hearing and also the documents admitted into the evidentiary record in prior Orders and also Exhibits 126 through and including 142.

McKee, at the Hearing, testified that the residence and outbuildings are in an extreme state of disrepair. McKee stated that despite the best efforts of the City to keep the residence and outbuildings secure, it has become commonplace to find unlawful intrusions. McKee stated the interior of the residence and outbuildings are being vandalized causing even greater fire, life, safety, health and sanitation risks to those entering the structures and to neighboring properties. McKee stated that it is likely that the foundation has deteriorated to such an extent that it may not safely support the residential structure. McKee stated that it appeared that there has been severe water damage to the residential structure and floor decking, joists, and other elements of the residence may need replacing. McKee stated the garage has been breached in a number of locations and the walls, siding, and doors all need replacement. McKee stated persons intruding into the residence and garage leave flammable substances creating the risk of a fire. McKee stated that, in his opinion, the residence, garage, and other outbuildings were not economically salvageable. McKee referenced Exhibits 129 through and including 142 in support of his testimony that the structures on the Subject Property were extremely

5. This 9th Supplemental Order may be appealed to a court of competent jurisdiction pursuant to ORS 34.010 et seq.

Dated: January 13, 2016



Gregory J. Frank, Hearings Officer

GJF:c1

Enclosure

Exhibit #	Description	Submitted by	Disposition
1	Complaint	Seward, Michelle	Received
1a	Schedule A - Towing Civil Penalty Worksheet	Seward, Michelle	Received
2	8/2/12 Memo	Seward, Michelle	Received
3	Mailing List	Seward, Michelle	Received
4	GARTH printout	Seward, Michelle	Received
5	Multnomah County Property Records	Seward, Michelle	Received
6	3/29/10 Photos	Seward, Michelle	Received
7	3/30/10 Notice of Zoning Violation letter, David Meltzer to Wilson, Jr.	Seward, Michelle	Received
8	5/18/10 Photo	Seward, Michelle	Received
9	6/16/10 Photos	Seward, Michelle	Received
10	6/18/10 Notice of Zoning Violation letter, Seward to Wilson, Jr.	Seward, Michelle	Received
11	7/15/10 Photos	Seward, Michelle	Received
12	8/12/10 Photos	Seward, Michelle	Received
13	11/22/10 Photos	Seward, Michelle	Received
14	3/16/11 Photos	Seward, Michelle	Received
15	5/18/11 Photos	Seward, Michelle	Received
16	6/29/11 Enforcement Fee Change & Enforcement Penalty Increase Notification letter	Seward, Michelle	Received
17	12/14/11 Photos	Seward, Michelle	Received
18	3/23/12 Photos	Seward, Michelle	Received
19	5/15/12 Photos	Seward, Michelle	Received
20	7/12/12 Photos	Seward, Michelle	Received
21	1/9/12 Photos	Seward, Michelle	Received
22	1/9/12 Notice of Violation-Property Maintenance Code letter, Lee Gonzales to Wilson, Jr.	Seward, Michelle	Received
23	6/26/12 Photos	Seward, Michelle	Received
24	6/28/12 Enforcement Fee Change & Enforcement Penalty Increase Notification letter	Seward, Michelle	Received
25	7/10/12 Notice to Remove Nuisance letter	Seward, Michelle	Received
26	7/9/12 Photos	Seward, Michelle	Received
27	7/25/12 Photos	Seward, Michelle	Received
28	Hearings Officer's Order - Case #205035	Seward, Michelle	Received
29	Hearings Officer's Order - Case #2070030	Seward, Michelle	Received
30	Motion - Case #2070030	Seward, Michelle	Received
31	Hearings Officer's Amended Order - Case #2070030	Seward, Michelle	Received
32	Mailing List	Hearings Office	Received
33	Hearing Notice	Hearings Office	Received
34	Notice of Rights and Procedures	Hearings Office	Received

84	8/12/13 Memorandum with attachment	Seward, Michelle	Received
84a	8/12/13 Notice of Zoning Violation letter	Seward, Michelle	Received
85	9/6/13 Memo	Seward, Michelle	Received
85a	9/6/13 Notice of Zoning Violation Second Cited Violation and Offense letter	Seward, Michelle	Received
86	11/4/13 Notice of Zoning Violation Third Cited Violation and Offense-Vacate letter	Seward, Michelle	Received
87	Motion for Supplemental Order and to Amend a Complaint	Seward, Michelle	Received
88	8/9/13 Inspection Photos	Seward, Michelle	Received
89	9/4/13 Inspection Photos	Seward, Michelle	Received
90	10/8/13 Inspection Photos	Seward, Michelle	Received
91	11/5/13 Inspection Photos	Seward, Michelle	Received
92	Civil Penalty Worksheet	Seward, Michelle	Received
93	Notice of Hearing	Hearings Office	Received
94	8/9/13 Photos	Seward, Michelle	Received
95	9/4/13 Photos	Seward, Michelle	Received
96	10/8/13 Photos	Seward, Michelle	Received
97	11/5/13 Photos	Seward, Michelle	Received
98	12/5/13 Photos	Seward, Michelle	Received
99	12/11/13	Seward, Michelle	
100	A stipulated agreement for repairs (signed by City)	Seward, Michelle	
101	Email Exchange	Seward, Michelle	
102	Order and Determination Language Suggestion	Seward, Michelle	
103	Fax Cover Sheet	Clark, Lance R.	
103a	Letter	Clark, Lance R.	
103b	Order dated December 3, 2013	Clark, Lance R.	
104	1/21/14 Memo	Seward, Michelle	Received
104a	1/21/14 Photos	Seward, Michelle	
105	Fax Cover	Clark, Lance R.	Received
105a	Notification and Certification by Larry M. Wilson, Jr.	Clark, Lance R.	Received
106	1/31/14 Memo with attachment	McKee, Mitch	Received
106a	1/30/14 Photos	McKee, Mitch	Received
107	Exhibit B	Wilson, Larry M.	Received
108	Metro South Station Invoices	Wilson, Larry M.	Received
109	Dan Beaudoin sheet	Wilson, Larry M.	Received
110	Faxed copy of Exh. 107	Clark, Lance R.	Received
111	2/25/14 Memo with attachment	McKee, Mitch	Received
111a	2/25/14 Photos	McKee, Mitch	Received
112	3/4/14 Notification and Certification by Larry M. Wilson Jr.	Wilson, Larry M.	Received
113	3/31/14 Memo with attachments	Seward, Michelle	Received
113a	3/31/14 photos	Seward, Michelle	Received
114	Motion	McKee, Mitch	Received
115	Hearing Notice	Hearings Office	Received
116	6/17/14 Notice of Violation	McKee, Mitch	Received
117	6/10/14 Letter	McKee, Mitch	Received
118	Notice of Animal Impoundment	McKee, Mitch	Received
119	Photos	McKee, Mitch	Received
120	6/17/14 Notice of Violation (Listed as Replacement)	McKee, Mitch	Received
121	6/10/14 Letter (Listed as Replacement)	McKee, Mitch	Received
122	Impound Notice (Listed as Replacement)	McKee, Mitch	Received
123	3/20/15 Motion	McKee, Mitch	Rejected
124	3/23/15 Motion	McKee, Mitch	Received
125	5/13/15 Memo with attachments	McKee, Mitch	Received
125a	City Lien Report	McKee, Mitch	Received



**CITY OF PORTLAND
RIGHT to APPEAL ORDER/DECISION
of HEARINGS OFFICER
FAQs**

1. Question:

Is the final Order/Decision I received appealable?

Answer:

Yes.

Any Order/Decision that contains this or similar language is appealable:

"This Order may be appealed to a court of competent jurisdiction pursuant to ORS 34.010 et seq."

2. Question:

Do I appeal an Order/Decision of the Hearings Officer at the Hearings Office?

Answer:

No. We cannot review our own cases.

A Hearings Officer's Order/Decision involving: TriMet, Exclusions, Towing and Code Violations may be appealed to the Multnomah County Circuit Court. This process is called a Writ of Review.

Multnomah County Circuit Court

1021 SW 4th Avenue

Portland, OR 97204

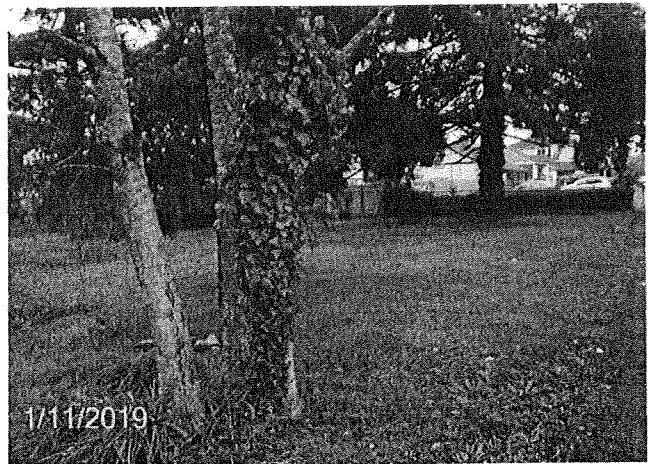
3. Question:

Can the Hearings Office answer questions on the appeal process or help me file an appeal with the Multnomah County Circuit Court?

Answer:

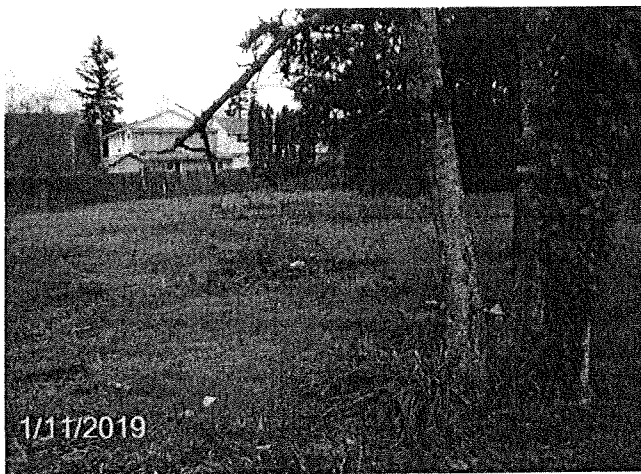
No.

NOTICE: The Hearings Office cannot provide any further information, advice, or legal assistance. You may wish to seek the counsel of an attorney.



Before Haul

↗



↖ Before ↗



↑ After Haul ↗



12110 SE Liebest
 18-254812
 McHEARNhandscript@K

All After Photos



↑ After ↓

12110 SE Liebest
18-254812
McLEAN Lands in APN 16



12110 SE Wiebe St
 18-254812
 McLEAN Landscaping

All Before Photos



B & L