



MULTNOMAH COUNTY PUBLIC SALE SEPTEMBER 30, 2020: RULES AND PROCEDURES

Board Order 2020-022, dated April 16, 2020, 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 September 30, 2020.

REGISTRATION:

All bidders must complete online Registration Form and print TWO copies, along with a copy of their Earnest Money Check(s) in the exact amount of \$25,000. It is strongly urged you print a copy of these RULES AND PROCEDURES on Tuesday, September 29, 2020, and bring them with you.

TERMS:

The MANDATORY Earnest Money Agreement will require balance due on or before Wednesday, October 7, 2020, 1:00 pm; by appointment with the Tax Title Program for processing 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.

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

SITE: The Multnomah Building GARAGE, 500 SE Hawthorne Blvd, Portland Oregon, 97214, entry at the corner of SE Hawthorne and SE Grand Avenue (“ENTRY POINT”). It will be an OUTDOOR, rain or shine sale. (It is not “on the Courthouse steps.”) The site is served by Tri-Met Bus Lines 2, 6, 10, 14 and the Portland Streetcar A-B Loop. There are bike racks located adjacent to the Multnomah Building across SE Hawthorne. There is paid street parking adjacent in the City of Portland Zone G and Zone N Districts and is time limited to two hours. For wheelchair and mobility device accessibility from the parking garage, there is an elevator. Please contact the Tax Title Program at tax.title@multco.us by 9.28.2020 for any accommodation. All bidders are free to bring their own folding chair or stool and food or beverage, though no trash receptacles will be available.

COVID-19: The Public Sale will strictly adhere to the State of Oregon health precautions during COVID-19: Masks are required. If you have a medical exemption and cannot wear a mask, you must contact the Tax Title Program at tax.title@multco.us by 9.28.2020 for any accommodation. You will need to submit your Registration Form with the request. The gathering will be limited to 50, with 40 bidders allowed, ONE BIDDER per parking stall for social distancing (6 feet minimum). ONLY ONE PERSON PER REGISTRATION/CERTIFIED CHECK. Bidding will be paced to allow brief telephone consultation and repetition due to outdoor conditions.

REGISTRATION: 9:00 am-9:45 am (LAST ENTRY IN LINE). The Registration Entrance line will be spaced at least six feet apart at the corner of SE Hawthorne and SE Grand Avenue. Bidders MUST BRING TWO COPIES OF THE REGISTRATION FORM AND A COPY OF THEIR CERTIFIED CHECK. YOU WILL NOT BE ADMITTED PAST THIS ENTRY POINT IF YOU DO NOT. REGISTRATION WILL BE CONTACTLESS AT THIS EVENT. You will be directed to enter the Garage by a Security Guard who will pace entry to prevent any congregation in stairwells or elevator. Bidders proceed to the top floor of the garage and will queue six feet apart. You must bring current valid picture identification such as a driver's license to provide if you are a winning bidder. Each bidder will approach the desk, place their Registration form and photocopy of their Earnest Money Deposit check in the tray for your bidder file. It will be retrieved by staff, filed, and a corresponding numbered paddle will be returned to you in the tray. You will be then directed to the corresponding numbered parking stall. By registering, you acknowledge that you have read this document (“MULTNOMAH COUNTY PUBLIC SALE SEPTEMBER 30, 2020: RULES AND PROCEDURES”) and have reviewed the Earnest Money Agreement, Offering Flier and other relevant documents in advance. 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 (quarantined 72 hours prior).

SPECTATORS: With the limitations on gatherings, it is unlikely that unregistered spectators will be accommodated. However, if there is time and capacity, at 9:50 am spectators may be accommodated. Companions or co-bidders (ONE per registration) will be given priority first, in the order of their paddle number. It is unlikely there will be additional capacity, however, it will be considered after bidding parties at 9:55 am.

BIDDING: 10:00 am. This is an oral sale aided by numbered paddles issued at Registration. 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 Offering Flier. However, Multnomah County reserves the right to change the order or to remove any property from the list prior to bidding.

The Deputy will conduct the bidding at \$1,000 increments from the advertised minimum bid. Raise your paddle high and confirm your full bid amount when bidding. Bidding will be paced to allow brief telephone consultation and repetition due to outdoor conditions. When the deputy determines the highest bid has been attained, they will identify the winning bidder by paddle number and bid amount. The Winning Bidders will stay in place and can either continue to bid on further properties or observe. Due to COVID-19 restrictions, all winning bidders will stay in place until the end.

WEATHER: This is an outdoor sale and is scheduled 'rain or shine' if legally permissible. However, **PAYMENT** and **DOCUMENTATION** may occur in an adjacent, open-air, covered location.

PAYMENT: The Public Sale Administrator (“PSA”) will escort each Winning Bidder in order to the Registration Desk. At that time, you will tender your Earnest Money Deposit. You will receive a Tax Title Receipt in the amount of payment. **NOTE:** Any failure to make a deposit will result in that property **IMMEDIATELY** going back up for offering at the same minimum bid.

DOCUMENTATION: When you have completed payment(s) you will then 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 \$25,000 Earnest Money Deposit paid, and the October 7, 2020, 1:00 pm deadline upon which final payment will become due. You will also execute the Mandatory Earnest Money Agreement in the form specified in the offering. You will not receive a signed copy of the Earnest Money Agreement that day; it will be available approximately 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.

CLOSING: Closing shall take place by appointment with the Tax Title Program on or before October 7, 2020, 1:00 pm, at the offices of Multnomah County DART/Tax Title, 501 SE Hawthorne Blvd, Suite 175, Portland, Oregon, 97214-3577.

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

The County does not provide Title Insurance. Upon deeding to the County, all redemption rights of the former owner have expired and no unpaid property taxes are remaining.

KEY POINTS:

- **PRINT TWO COPIES OF THE REGISTRATION FORM, ONE FOR COUNTY FILES, AND A PHOTOCOPY OF YOUR \$25,000 CERTIFIED CHECK EARNEST MONEY DEPOSIT FOR COUNTY FILES**
- **REVIEW ALL DOCUMENTS ON LINE AND IN ADVANCE**
- **SET UP ANY MEDICAL ACCOMMODATION IN ADVANCE**
- **PRACTICE COVID-19 PROTOCOLS**
- **BE PATIENT AND FLEXIBLE**
- **WINNING BIDDERS WILL LEAVE WITH A CERTIFICATE OF SALE, EARNEST MONEY DEPOSIT RECEIPT, AND EARNEST MONEY AGREEMENT**
- **YOUR PARTICIPATION AND COOPERATION ARE APPRECIATED**