

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 99-177

Cancelling Land Sale Contract 15634 with FRANK RYTEL upon Default of Payments and Performance of Covenants

The Multnomah County Board of Commissioners Finds:

- a) Contract purchaser, FRANK RYTEL, by contract dated February 19, 1992, book 2467 and Page 1743, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

LOT 9, BLOCK 2, COLSON SUB, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.
- b) The purchaser is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$60.28 since January 2, 1998 for a total of \$1,205.60.
Failed to pay delinquent taxes for tax years 94/95, 95/96, 96/97, 97/98, & 98/99 for a total of \$2,781.22.
Failed to provide proof of homeowner & fire insurance as required per contract.
- c) ORS 275.220 provides that upon default, the Board may cancel the contract:
- d) The County sent notice to contract purchaser and other interested parties of this cancellation consistent with ORS 93.915.

The Multnomah County board of Commissioner Orders:

1. That the subject contract be and is declared CANCELLED.
2. That the Multnomah County Tax Collector remove the above property from taxation and cancel all unpaid taxes in accordance with the provisions of ORS 275.240.
3. That the MULTNOMAH COUNTY SHERIFF serve a certified copy of this order and a return of service be made upon such copy of the order to:

FRANK RYTEL, 12710 SE ELLIS ST, PORTLAND OR 97236-4216

Adopted this 16th day of September, 1999.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein, Chair

REVIEWED:

Thomas Sponsler, County Counsel
for Multnomah County, Oregon

By Matthew O. Ryan
Matthew O. Ryan, Assistant County Counsel

MULTNOMAH COUNTY TAX TITLE
PO BOX 2716, PORTLAND OR 97208
421 SW 6TH AVE, RM 300, PORTLAND OR 97204
503-248-3590

P/c 4/9

April 9, 1999

URGENT, REQUIRES IMMEDIATE ACTION

FRANK RYTEL
12710 SE ELLIS ST
PORTLAND OR 97236-4216

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15634

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15634 RECORDED ON February 19, 1992, BOOK 2467, PAGE 1743 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, FRANK RYTEL FOR THE PROPERTY LEGALLY DESCRIBED AS:

LOT 9, BLOCK 2, COLSON SUB, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as WEST OF 12710 SE ELLIS ST or tax account number (R-17260-0470).

This contract is in Default due to:

- 1) Starting from January 2, 1998, no installments have been paid on Contract 15634. As of August 9, 1999, the amount due on the contract will be \$1,205.60. This figure includes interest and principal. Make certified funds payable to TAX TITLE, ref 15741.
- 2) The delinquent taxes have not been paid for tax years 94/95, 95/96, 96/97, 97/98, & 98/99 for a total of \$2,781.22. This figure includes taxes, interest, and fees through August 9, 1999. Make certified funds payable to TAX COLLECTOR, ref R-75020-0970.
- 3) Failure to provide proof of homeowner & fire insurance as required per contract. **PROOF OF HOMEOWNER & FIRE INSURANCE MUST BE PRESENTED TO OUR OFFICE.**

TOTAL OF DEFAULT IS \$4,194.82. You have 120 days to cure this default. The deadline is August 9, 1999.

IN ORDER TO CURE THE DEFAULT YOU MUST PAY ALL INSTALLMENTS DUE, INCLUDING INTEREST, ALL DELINQUENT TAXES, INCLUDING INTEREST AND FEES, AND ALL COSTS INCURRED BY THE COUNTY RESULTING FROM THIS DEFAULT AS DESCRIBED ABOVE. PLEASE BE ADVISED THAT THE BACK INSTALLMENTS AND TAXES MUST BE PAID CURRENT TO THE DATE OF ACTUAL PAYMENT AND ARE SUBJECT TO CONTINUING ACCUMULATION OF INTEREST OR PRINCIPAL OR BOTH. PAYMENT MUST BE MADE IN CERTIFIED FUNDS (NO PERSONAL OR BUSINESS CHECKS WILL BE ACCEPTED). YOU CAN MAIL TO THE PO BOX OR BRING YOUR PAYMENT IN PERSON TO THE STREET ADDRESS LISTED IN THE ABOVE LETTERHEAD.

IF THE DEFAULT IS NOT CURED BEFORE August 9, 1999, (120 days) THIS CONTRACT WILL BE CANCELED, AND EVERY RIGHT, OR INTEREST OF ANY PERSON IN THE PROPERTY WILL BE FOREITED FOREVER TO THE COUNTY.

SINCERELY,



GARY THOMAS
FORECLOSED PROPERTY COORDINATOR

cc: Dady K Blake, Attorney at Law

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk



8.00

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