

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. 99-111

Cancelling Land Sale Contract 15741 with SHRIL D. LOMAX & DAVID J. LOMAX and upon Default of Payments and Performance of Covenants

The Multnomah County Board of Commissioners Finds:

- a) Contract purchasers, SHRIL D. LOMAX & DAVID J. LOMAX, by contract dated June 18, 1993, book 2708 and Page 1663, agreed to purchase from Multnomah County upon terms and conditions provided therein, the following tax foreclosed property:

LOT 11, BLOCK 4, SCOFFINS ADD, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon.

- b) The purchasers is now in default of the terms of contract in that purchaser

Failed to make monthly payments of \$363.98 since October 2, 1996 for a total of \$363.98.
Failed to pay delinquent business tax for tax years 93/94 & 94/95 for a total of \$684.89.
Failed to pay delinquent property taxes for tax years 96/97, 97/98, & 98/99 for a total of \$684.89.

- c) ORS 275.220 provides that upon default, the Board may cancel the contract:

- d) The County sent notice to contract purchasers 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:

SHRIL D. LOMAX, 7102 NE 10TH, PORTLAND OR 97211
DAVID J. LOMAS, 7102 NE 10TH, PORTLAND OR 97211

Adopted this 17th day of June, 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

January 13, 1999

URGENT, REQUIRES IMMEDIATE ACTION

SHRIL D. LOMAX & DAVID J. LOMAX
7102 NE 10TH
PORTLAND OR 97211

FINAL NOTICE OF DEFAULT AND PENDING CANCELLATION OF CONTRACT 15741

YOU ARE HEREBY NOTIFIED THAT YOU ARE IN DEFAULT UNDER CONTRACT #15741 RECORDED ON June 18, 1993, BOOK 2708, PAGE 1663 BETWEEN SELLER, MULTNOMAH COUNTY AND CONTRACT PURCHASER, SHRIL D. LOMAX & DAVID J. LOMAX AND FOR THE PROPERTY LEGALLY DESCRIBED AS:

LOT 11, BLOCK 4, SCOFFINS ADD, a recorded subdivision in the City of Portland, County of Multnomah, and State of Oregon, also known as FORMERLY KNOWN AS 7028 NE 10TH AVE (R-75020-0970).

This contract is in Default due to:

- 1) Starting from October 2, 1996, no installments have been paid on Contract 15741. As of May 13, 1999, the amount due on the contract will be \$363.98. 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 96/97, 97/98, & 98/99 for a total of \$684.89. This figure includes taxes, interest, and fees through May 13, 1999. Make certified funds payable to TAX COLLECTOR, ref R-75020-0970.
- 3) The delinquent taxes for business tax account, have not been paid for tax years 93/94 & 94/95 for a total of \$298.08. This figure includes taxes, interest, and fees through May 13, 1999. Make certified funds payable to TAX COLLECOTR, ref P-04-34220-00.

TOTAL OF DEFAULT IS \$1,328.29. You have 120 days to cure this default. The deadline is May 13, 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 May 13, 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

GARY THOMAS
FORECLOSED PROPERTY COORDINATOR

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



8.00

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Plu Tax Title 1-14-99