

1
2 IN THE CIRCUIT COURT OF THE STATE OF OREGON
3 FOR THE COUNTY OF CROOK

4 CROOK COUNTY, a political subdivision
5 of the State of Oregon,

6 Plaintiff,

7 vs.

8 Patricia G Barnes; Vince A Ceciliani; Willard T
9 and Dorothy J Cornelius; Dorothy M Karr;
10 Kenneth L Davidson; Phillip E and Barbara J
11 Fuller; Robert A and David M Garrison; Earl D
12 and Janie R Hendrix; Deborah Marcinko; Joseph
Samuel and Joann Meats; Sam Parker and Brad
Capitani; Kristina Schollar; Bill and Corie Sealey;
Cinteresa Tichenor; Turning Leaf Homes LLC,

Defendants.

Case No. 18CV36681

**COMPLAINT FOR FORECLOSURE
FOR DELINQUENT REAL PROPERTY
TAXES**

(Exempt From Fees Per ORS 21.125(2))

13
14 COMES NOW Plaintiff, Crook County, and alleges as follows:

15 1.

16 Plaintiff is a political subdivision of the State of Oregon.

17 2.

18 The Tax Collector of Crook County prepared a list of all real property in said county
19 subject to foreclosure for delinquent taxes on May 16, 2018.

20 3.

21 The Foreclosure List was prepared pursuant to the provisions of ORS 312, and contains
22 the names of persons appearing in the latest tax roll as the respective owners of the tax

1 delinquent properties, along with a description of each property as the same appears in the latest
2 tax roll, the year or years for which taxes are delinquent on each property, together with the
3 principal amount of the delinquent taxes for each year and the amount of accrued interest
4 thereon to and including September 15, 2018. A true and correct copy of the Foreclosure List is
5 attached hereto as "**Exhibit A.**"

6 4.

7 The Foreclosure List includes all real properties appearing on the tax rolls in the office of
8 the Tax Collector of Crook County on which taxes have been delinquent for more than three (3)
9 years from the earliest date of such delinquency of such taxes levied and charged thereon,
10 having not been paid.

11 5.

12 By reason of the expiration of more than three (3) years from the earliest date of
13 delinquency, together with all special assessments, fees or other charges against the properties
14 subject to foreclosure, which are due and unpaid for any year or years for which ad valorem
15 taxes are due, the liens of all such delinquent taxes, special assessments, fees or other charges
16 against each of the several properties included in the said Foreclosure List have become subject
17 to foreclosure under the provision of ORS 312.

18 6.

19 The amounts shown by the Foreclosure List to be due and owing against the parcels of
20 real property described therein include all taxes to and including 2014-2017 and prior years
21 which were unpaid and delinquent on May 16, 2018, together with the accrued interest thereon,
22 that the several Defendants and each and every other person owning or claiming to own, or

1 having or claiming to have any interest in any of said properties have neglected and refused to
2 pay such delinquent amounts and interest and that there is now due and unpaid to Plaintiff the
3 respective sums set out in said Foreclosure List after the description of each of the properties
4 and in addition thereto, interest on each of the said sums at the rate of sixteen percent (16%) per
5 annum.

6 7.

7 That the Defendants above named include each and every person appearing on the latest
8 tax roll as the owner or owners of the properties described in the Foreclosure List on which the
9 listed amounts remain delinquent and unpaid as of August 17, 2018.

10 8.

11 Notice was provided to each and every defendant in accordance with ORS 312.040 by
12 regular first class mail on July 17, 2018, by certified mail on July 24, 2018, and by the publication
13 of the Foreclosure List on August 17, 2018 in the Central Oregonian, a newspaper of general
14 circulation in Crook County as designated by the Crook County Court.

15 9.

16 Where any reference is made to an Assessor's Tax Lot Number in describing any parcel
17 of property in said Foreclosure List, such reference is to the record, as of August 17, 2018, made
18 and kept by the Assessor of Crook County, Oregon, which said record constitutes a public record
19 by virtue of ORS 308.240.

20 10.

21 The Defendants above-named, including any unknown owners and lienholders, have or
22 claim to have some interest or estate in the several properties described herein, but whatever

1 interest or estate they may have or claim to have is inferior and subject to the tax liens of the
2 Plaintiff.

3 11.

4 Each of the properties described in the Foreclosure List was duly listed for taxation in or
5 for each of the specified years and the assessments, equalizations, levies of taxes and all other
6 acts required by law to make such taxes first liens on said properties were duly and regularly
7 made and done, and that the liens and claims of Plaintiff to each of the several properties are
8 first liens and paramount to any other interest, title, estate or claim in or on any of said
9 properties.

10
11 WHEREFORE, Plaintiff prays for Judgment and Order of this Court as follows:

12 1. The full amount of taxes, special assessments, fees or other charges, and interest
13 due on and charged against each of the several properties included in the Foreclosure List,
14
15 together with interest thereon at the rate of sixteen percent (16%) per annum until the date of
16 such Judgment and Order, and accruing interest on said Judgment at the legal rate of interest;
17 and

18 2. Judgment and Order that the amounts of such taxes, special assessments, fees or
19 other charges and interest on each property are first liens on the respective parcels of real
20 property included in the Foreclosure List and that such liens are paramount and superior to any
21 and all claims to such properties by Defendants, or any of them, or by any and all claims to such
22 properties by any other person known or unknown, owning or claiming to own, or having or

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1 claiming to have, any lien thereof, or right, title or interest therein; and that each and all of them
2 be forever foreclosed and barred from asserting any claim whatsoever to any of said real
3 properties adverse to the liens and claims of Plaintiff, its successors or assigns, excepting only
4 the right of redemption as provided by law and that the properties against which Judgment and
5 Order is entered shall be ordered as sold to Crook County for the respective amounts of taxes
6 and interest for which such properties severally are liable; and

7 3. That the Clerk of the Court be directed to serve on the Tax Collector of Crook
8 County a certified copy of the Judgment and Order, which shall include a list of properties
9 ordered to be sold, with the several amounts due thereon, and that said Judgment, so delivered
10 to the Tax Collector, shall constitute and be considered for all intents and purposes a Certificate
11 of Sale to the County for each of the properties therein described; and that said Tax Collector
12 shall take further steps in the matter as are provided by law, and

13 4. For such other relief as may be just and equitable.

14 DATED this 17th day of August 2018.

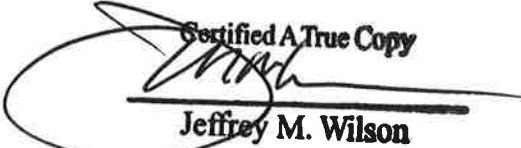
15 CROOK COUNTY
16 /s Jeffrey M. Wilson
17 JEFFREY M. WILSON, OSB #841092
18 CROOK COUNTY LEGAL DEPT.
19 203 NE Court Street
20 Prineville, OR 97754
21 (541) 416-3919
22 (541) 323-2262 (fax)
jeff.wilson@co.crook.or.us
Attorney for Plaintiff

2018 Foreclosure List Issued by Crook County, State of Oregon

Name/Address of Owner/Agent, if any, as shown on latest Tax Roll	Property Description	Tax Year	Tax Amount	Interest 9/15/2018	Total
BARNES PATRICIA G 8914 SE MILL ST PORTLAND OR 97216 Property Account: 5711	Map: 171805B0-	2014-15	65.17	37.36	102.53
	Lot/Sp: 0-05711	2015-16	68.19	28.19	96.38
	Code: 01	2016-17	71.44	18.10	89.54
	Acres: 5.230	2017-18	73.97	6.91	80.88
				Fees: 0.00	0.00
			Total:		369.33
CECILIANI VINCE A 331 NE SHORT LN PRINEVILLE OR 97754 Property Account: 9791	Map: 151602AA-	2014-15	3,564.28	2,043.52	5607.8
	Lot/Sp: 7-09791	2015-16	3,718.95	1,537.16	5256.11
	Code: 12	2016-17	3,885.01	984.21	4869.22
	Acres: 5.000	2017-18	4,067.95	379.68	4447.63
				Fees: 0.00	0.00
			Total:		20,180.76
CORNELIUS WILLARD T & DOROTHY J KARR DOROTHY M 9888 SE GOLDEN EAGLE RD PRINEVILLE OR 97754 Property Account: 15725	Map: 161729BC-	2014-15	1,268.49	709.39	1977.88
	Lot/Sp: 0-15725	2015-16	1,791.17	740.34	2531.51
	Code: 21	2016-17	1,872.78	474.45	2347.23
	Acres: 10.000	2017-18	1,962.91	183.21	2146.12
				Fees: 25.00	25.00
			Total:		9,027.74
DAVIDSON KENNETH L 558 SE WILLOWDALE DR PRINEVILLE OR 97754 Property Account: 11612	Map: 151604C0-	2014-15	413.36	237.00	650.36
	Lot/Sp: 1-11612	2015-16	393.82	162.78	556.6
	Code: 16	2016-17	437.81	110.91	548.72
	Acres: 0.130	2017-18	477.09	44.52	521.61
				Fees: 0.00	0.00
			Total:		2,277.29
FULLER PHILLIP E & BARBARA J 712 NW 2ND ST PRINEVILLE OR 97754 Property Account: 15075	Map: 151606AB-	2014-15	873.18	500.62	1373.8
	Lot/Sp: 2-15075	2015-16	1,136.84	469.89	1606.73
	Code: 02	2016-17	1,314.60	333.03	1647.63
	Acres:	2017-18	1,613.84	150.63	1764.47
				Fees: 0.00	0.00
			Total:		6,392.63
GARRISON ROBERT A GARRISON DAVID M 1323 SE BIRCH LN PRINEVILLE OR 97754 Property Account: 5448	Map: 17162900-	2014-15	289.98	166.25	456.23
	Lot/Sp: 0-05448	2015-16	303.72	125.55	429.27
	Code: 01	2016-17	324.31	82.16	406.47
	Acres: 10.000	2017-18	339.10	31.65	370.75
				Fees: 0.00	0.00
			Total:		1,662.72
HENDRIX EARL D HENDRIX JANIE R 891 NE COURT ST PRINEVILLE OR 97754 Property Account: 7534	Map: 141632CC-	2014-15	1,737.43	996.13	2733.56
	Lot/Sp: 0-07534	2015-16	1,647.06	680.79	2327.85
	Code: 02	2016-17	1,806.93	457.75	2264.68
	Acres: 0.160	2017-18	1,946.71	181.68	2128.39
				Fees: 0.00	0.00
			Total:		9,454.48
MARCINKO DEBORAH C/O JEFFREY T BELLAS 155 WESTOWN WAY APT. C204 WESTCHESTER PA 19382 Property Account: 12364	Map: 131534BC-	2014-15	19.85	12.17	32.02
	Lot/Sp: 0-12364	2015-16	20.66	9.37	30.03
	Code: 41	2016-17	21.52	6.31	27.83
	Acres:	2017-18	22.47	3.00	25.47
				Fees: 0.00	0.00
			Total:		115.35
MEATS JOSEPH SAMUEL MEATS JOANN 2510 NE BARNES RD PRINEVILLE OR 97754 Property Account: 10932	Map: 14162700-	2014-15	881.25	485.12	1366.37
	Lot/Sp: 3-10932	2015-16	1,675.77	692.65	2368.42
	Code: 16	2016-17	1,733.36	439.11	2172.47
	Acres: 3.060	2017-18	1,889.78	176.38	2066.16
				Fees: 0.00	0.00
			Total:		7,973.42
PARKER SAM CAPITANI BRAD 1676 NE BARNES LN GRESHAM OR 97030 Property Account: 15195	Map: 16170000-	2014-15	340.72	195.34	536.06
	Lot/Sp: 3-15195	2015-16	356.52	147.36	503.88
	Code: 01	2016-17	373.59	94.65	468.24
	Acres: 20.320	2017-18	392.57	36.64	429.21
				Fees: 0.00	0.00
			Total:		1,937.39

2018 Foreclosure List Issued by Crook County, State of Oregon

Name/Address of Owner/Agent, if any, as shown on latest Tax Roll	Property Description	Tax Year	Tax Amount	Interest 9/15/2018	Total
SCHOLLAR KRISTINA 10940 SW BARNES RD #333 PORTLAND OR 97225 Property Account: 11682	Map: 151604C0-	2014-15	239.34	127.65	366.99
	Lot/Sp: 0-11682	2015-16	1,267.53	523.92	1791.45
	Code: 18	2016-17	1,332.97	337.69	1670.66
	Acres:	2017-18	1,397.60	130.44	1528.04
				Fees: 0.00	
			Total:		5,357.14
SEALEY BILL SEALEY CORIE 8903 STONECREST ROAD NE MOSES LAKE WA 98837 Property Account: 4507	Map: 16171000-	2014-15	36.87	22.61	59.48
		2015-16	38.50	17.45	55.95
	Lot/Sp: 3-04507	2016-17	40.25	10.19	50.44
	Code: 21	2017-18	42.19	3.94	46.13
	Acres: 5.000			Fees: 0.00	
			Total:		212.00
TICHENOR CINTERESA PO BOX 265 CULVER OR 97734 Property Account: 1450	Map: 15162500-	2014-15	73.80	41.68	115.48
	Lot/Sp: 0-01450	2015-16	93.30	38.56	131.86
	Code: 21	2016-17	97.55	24.72	122.27
	Acres: 5.000	2017-18	102.24	9.54	111.78
				Fees: 0.00	
			Total:		481.39
TURNING LEAF HOMES LLC PO BOX 1025 CANBY OR 97013 Property Account: 15567	Map: 141631CA-	2014-15	1,051.06	602.61	1653.67
	Lot/Sp: 1-15567	2015-16	1,121.23	463.44	1584.67
	Code: 02	2016-17	1,132.43	286.88	1419.31
	Acres: 0.490	2017-18	1,246.46	116.34	1362.8
				Fees: 0.00	
			Total:		6,020.45


 Certified A True Copy
 Jeffrey M. Wilson