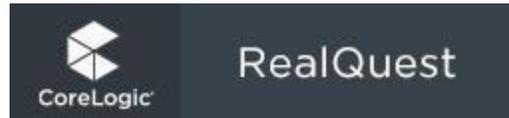


# Foreclosure Activity Report

For Property Located At



**15814 SE BASALT CT, DAMASCUS, OR 97089-8299**

Record #: 1

### **Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT** Foreclosure Stage: **AUCTION**  
Recording Date: **03/03/2025** Filing Date: **02/27/2025**  
Foreclosure Doc #: **6898** Recording Book/Page: **/**

Borrower 1: **BUENROSTRO FERNANDO**  
Borrower 2: **ROMERO JOSE**  
Borrower 3:  
Borrower 4:

Trustee Name: **NATHAN F SMITH** Trustee Phone #: **(949) 252-8300**  
Trustee Address: **17100 GILLETTE AVE** Trustee Sale Order #: **OR07000221-24**  
City: **IRVINE** Trustee Sale Order Ext: **1**  
State: **CA**  
Zip: **92614**

Auction Date: **07/10/2025** Judgement Amount: **\$422,717**  
Auction Time: **11:00**  
Auction Address: **807 MAIN ST**  
City: **OREGON CITY**

### **Default Mortgage Information:**

Mtg Amt/Type: **\$470,324 /** Default Amt:  
Mtg Recording Date: **04/15/2019** Default Date:  
Mtg Doc #: **19687**  
Mtg Book/Page:  
Lender: **VILLAGE CAP & INV LLC** 1<sup>st</sup> Missed Pymt Date:  
Lender Address:  
City: Lender Phone #:  
State: Vesting Codes: **//**  
Zip: Title Company:

### **Location Information:**

Legal Description: **SUBDIVISION WINDSWEPT WATERS 4 4371 LT 250**  
County: **CLACKAMAS, OR** APN: **05025466**  
Subdivision: **WINDSWEPT WATERS 4** Map Reference: **/**  
Legal Lot: **250** Township-Range-Sect:  
Legal Block: Munic/Township:

### **Last Market Sale Information:**

Sale Date: **04/15/2019** 1<sup>st</sup> Mtg Amount/Type: **\$470,324 / FHA**  
Recording Date: **04/15/2019** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
Sale Price: **\$479,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **WARRANTY DEED** Seller: **SCHMIDT LINDSEY & TOBY**  
Deed Doc #: **19686**

### **Owner Information:**

Owner Name: **ROMERO JOSE/BUENROSTRO FERNANDO**  
Mailing Address: **15814 SE BASALT CT**  
City: **DAMASCUS**  
State: **OR** Carrier Route: **R030**  
Zip: **97089-8299**

### **Owner Transfer Information:**

Sale Date: Deed Type:  
Recording Date: Deed Doc #:  
Sale Price: Vesting Codes: **//**

**Property Characteristics:**

Living Area: **2,297**  
 Total Rooms:  
 Bedrooms **5**  
 Bath (F/H): **3 /**  
 Year Built / Eff: **2014 /**  
 Fireplace:  
 # of Stories:  
 Quality:

Parking Type:  
 Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Pool:  
 Pool Area:  
 Style:

**Site Information:**

Land Use: **SFR**  
 Zoning:  
 Site Influence:

Acres: **0.12**  
 Lot Area: **5,442**  
 Res/Comm Units: **/**

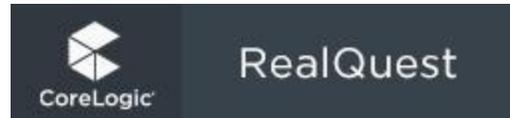
**Tax Information:**

Assessed Value: **\$585,285**  
 Land Value: **\$233,995**  
 Improvement Value: **\$351,290**  
 Total Taxable Value: **\$351,377**

Property Tax: **\$6,933.14**  
 Tax Area: **012235**  
 Tax Exemption:  
 Improvement %: **60%**

**Foreclosure Activity Report**

For Property Located At

**11067 SE 42ND AVE, PORTLAND, OR 97222-5305**

Record #: 2

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **03/03/2025**  
 Foreclosure Doc #: **6844**

Foreclosure Stage: **AUCTION**  
 Filing Date: **02/25/2025**  
 Recording Book/Page: **/**

Borrower 1: **GOLDEN STAR CO LLC**  
 Borrower 2: **HOME BUYERS PDX LLC**  
 Borrower 3:  
 Borrower 4:

Trustee Name: **CHRISTOPHER R AMBROSE**  
 Trustee Address: **312 NW 10TH AVE # 200**  
 City: **PORTLAND**  
 State: **OR**  
 Zip: **97209**

Trustee Phone #:  
 Trustee Sale Order #:  
 Trustee Sale Order Ext:

Auction Date: **07/10/2025**  
 Auction Time: **11:00**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

Judgement Amount: **\$546,000****Default Mortgage Information:**

Mtg Amt/Type: **\$546,000 /**  
 Mtg Recording Date: **06/28/2023**  
 Mtg Doc #: **23071**  
 Mtg Book/Page:  
 Lender: **154351**  
 Lender Address:  
 City:  
 State:  
 Zip:

Default Amt: **\$668,939**  
 Default Date:

1<sup>st</sup> Missed Pymt Date: **07/01/2024**

Lender Phone #:  
 Vesting Codes: **/ / CO**  
 Title Company: **ATTORNEY ONLY**

**Location Information:**

Legal Description: **59 MINTHORN ADD LTS 44 45&46 BLK 73**  
 County: **CLACKAMAS, OR**  
 Subdivision: **MINTHORN ADD**  
 Legal Lot: **44**

APN: **00025127**  
 Map Reference: **/ 1S-1E-36-NE-SE**  
 Township-Range-Sect: **1S-1E-36**

Legal Block: 73

Munic/Township: MILWAUKIE

**Last Market Sale Information:**

Sale Date: 06/12/2023  
Recording Date: 06/28/2023  
Sale Price: \$505,000  
Sale Type:  
Deed Type: WARRANTY DEED  
Deed Doc #: 23070

1st Mtg Amount/Type: \$546,000 /  
1st Mtg Int. Rate/Type: /  
2nd Mtg Amount/Type: /  
2nd Mtg Int. Rate/Type: /  
Seller: FARAH DANIEL C

**Owner Information:**

Owner Name: GOLDEN STAR CO LLC  
Mailing Address: PO BOX 68407  
City: PORTLAND  
State: OR  
Zip: 97268-0407

Carrier Route: B004

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

Deed Type:  
Deed Doc #:  
Vesting Codes: / /

**Property Characteristics:**

Living Area: 3,552  
Total Rooms:  
Bedrooms: 2  
Bath (F/H): 1 /  
Year Built / Eff: 1959 /  
Fireplace:  
# of Stories:  
Quality: AVERAGE

Parking Type:  
Garage Area:  
Garage Capacity:  
Parking Spaces:  
Pool:  
Pool Area:  
Style:

**Site Information:**

Land Use: SFR  
Zoning: R5  
Site Influence:

Acres: 0.14  
Lot Area: 5,961  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$803,611  
Land Value: \$330,841  
Improvement Value: \$472,770  
Total Taxable Value: \$325,264

Property Tax: \$7,119.44  
Tax Area: 012002  
Tax Exemption:  
Improvement %: 59%

## Foreclosure Activity Report

For Property Located At



**4202 SE VIEW ACRES RD, PORTLAND, OR 97267-3007**

Record #: 3

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **03/03/2025**  
 Foreclosure Doc #: **6843**

Foreclosure Stage: **AUCTION**  
 Filing Date: **02/25/2025**  
 Recording Book/Page: **/**

Borrower 1: **GOLDEN STAR CO LLC**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **CHRISTOPHER R AMBROSE**  
 Trustee Address: **312 NW 10TH AVE # 200**  
 City: **PORTLAND**  
 State: **OR**  
 Zip: **97209**

Trustee Phone #: **(503) 467-7209**  
 Trustee Sale Order #:  
 Trustee Sale Order Ext:

Auction Date: **07/10/2025**  
 Auction Time: **11:00**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

Judgement Amount: **\$350,000**

**Default Mortgage Information:**

Mtg Amt/Type: **\$350,000 /**  
 Mtg Recording Date: **09/01/2023**  
 Mtg Doc #: **31748**  
 Mtg Book/Page:  
 Lender: **147782**  
 Lender Address:  
 City:  
 State:  
 Zip:

Default Amt:  
 Default Date:  
 1<sup>st</sup> Missed Pymt Date:

Lender Phone #:  
 Vesting Codes: **/ / CO**  
 Title Company: **ATTORNEY ONLY**

**Location Information:**

Legal Description: **324 VIEW AC PT LT 16 LT 17 BLK E**  
 County: **CLACKAMAS, OR**  
 Subdivision: **VIEW ACRES**  
 Legal Lot: **16**  
 Legal Block: **E**

APN: **00448849**  
 Map Reference: **/ 2S-2E-07-NW-NW**  
 Township-Range-Sect: **2S-2E-07**  
 Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: **08/22/2023**  
 Recording Date: **09/01/2023**  
 Sale Price: **\$385,000**  
 Sale Type:  
 Deed Type: **WARRANTY DEED**  
 Deed Doc #: **31747**

1<sup>st</sup> Mtg Amount/Type: **\$350,000 /**  
 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 2<sup>nd</sup> Mtg Amount/Type: **/**  
 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Seller: **WARD ADAM**

**Owner Information:**

Owner Name: **GOLDEN STAR CO LLC**  
 Mailing Address: **824 SE TACOMA ST**  
 City: **PORTLAND**  
 State: **OR**  
 Zip: **97202-6526**

Carrier Route: **C006**

**Owner Transfer Information:**

Sale Date:  
 Recording Date:  
 Sale Price:

Deed Type:  
 Deed Doc #:  
 Vesting Codes: **/ /**

**Property Characteristics:**

Living Area: **1,254**  
 Total Rooms:  
 Bedrooms: **1**  
 Bath (F/H): **1 /**  
 Year Built / Eff: **1940 /**  
 Fireplace:  
 # of Stories: **1**

Parking Type:  
 Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Pool:  
 Pool Area:  
 Style:

Quality: FAIR

**Site Information:**

Land Use:	SFR	Acres:	0.51
Zoning:	R10	Lot Area:	22,211
Site Influence:		Res/Comm Units:	/

**Tax Information:**

Assessed Value:	\$542,351	Property Tax:	\$4,323.38
Land Value:	\$356,561	Tax Area:	012057
Improvement Value:	\$185,790	Tax Exemption:	
Total Taxable Value:	\$230,876	Improvement %:	34%

## Foreclosure Activity Report

For Property Located At



**3944 SE ANGELA WAY, PORTLAND, OR 97222-3001**

Record #: 4

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	NOTICE OF DEFAULT	Foreclosure Stage:	AUCTION
Recording Date:	03/03/2025	Filing Date:	02/27/2025
Foreclosure Doc #:	6887	Recording Book/Page:	/

Borrower 1: HASSAN MAZEN  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: NATHAN F SMITH  
Trustee Address: 17100 GILLETTE AVE  
City: IRVINE  
State: CA  
Zip: 92614

Trustee Phone #: (949) 252-8300  
Trustee Sale Order #: OR08000071-24  
Trustee Sale Order Ext: 1

Auction Date: 07/14/2025  
Auction Time: 11:00  
Auction Address: 807 MAIN ST  
City: OREGON

Judgement Amount:

**Default Mortgage Information:**

Mtg Amt/Type: \$99,294 /  
Mtg Recording Date: 05/17/2006  
Mtg Doc #: 44648  
Mtg Book/Page:  
Lender: CITIZENS BK NA  
Lender Address:  
City:  
State:  
Zip:

Default Amt:  
Default Date:  
1<sup>st</sup> Missed Pymt Date:

Lender Phone #:  
Vesting Codes: / /  
Title Company:

**Location Information:**

Legal Description:	2171 MORRISON ADDITION LT 2 BLK 2	APN:	00165163
County:	CLACKAMAS, OR	Map Reference:	/ 2S-1E-01-NE-NE
Subdivision:	MORRISON ADD	Township-Range-Sect:	2S-1E-01
Legal Lot:	2	Munic/Township:	MILWAUKIE
Legal Block:	2		

**Last Market Sale Information:**

Sale Date:	01/14/2002	1 <sup>st</sup> Mtg Amount/Type:	\$149,600 / CONV
Recording Date:	01/15/2002	1 <sup>st</sup> Mtg Int. Rate/Type:	/
Sale Price:	\$187,000	2 <sup>nd</sup> Mtg Amount/Type:	/
Sale Type:		2 <sup>nd</sup> Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	WINFIELD DOUGLAS K
Deed Doc #:	4543		

**Owner Information:**

Owner Name:	<b>HASSAN MAZEN</b>	Carrier Route:	<b>C055</b>
Mailing Address:	<b>3944 SE ANGELA WAY</b>		
City:	<b>PORTLAND</b>		
State:	<b>OR</b>		
Zip:	<b>97222-3001</b>		

**Owner Transfer Information:**

Sale Date:		Deed Type:	
Recording Date:		Deed Doc #:	
Sale Price:		Vesting Codes:	<b>/ /</b>

**Property Characteristics:**

Living Area:	<b>1,854</b>	Parking Type:	<b>GARAGE</b>
Total Rooms:		Garage Area:	
Bedrooms:	<b>3</b>	Garage Capacity:	
Bath (F/H):	<b>2 / 1</b>	Parking Spaces:	
Year Built / Eff:	<b>1978 /</b>	Pool:	
Fireplace:	<b>1</b>	Pool Area:	
# of Stories:	<b>1</b>	Style:	
Quality:	<b>AVERAGE</b>		

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>0.23</b>
Zoning:	<b>R10</b>	Lot Area:	<b>10,042</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$645,829</b>	Property Tax:	<b>\$7,144.81</b>
Land Value:	<b>\$246,619</b>	Tax Area:	<b>012002</b>
Improvement Value:	<b>\$399,210</b>	Tax Exemption:	
Total Taxable Value:	<b>\$326,423</b>	Improvement %:	<b>62%</b>

**Foreclosure Activity Report**

For Property Located At



RealQuest

**5827 BONITA RD, LAKE OSWEGO, OR 97035-3221**

Record #: 5

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **02/28/2025**  
 Foreclosure Doc #: **6806**

Foreclosure Stage: **AUCTION**  
 Filing Date: **02/28/2025**  
 Recording Book/Page: **/**

Borrower 1: **GUISE KATHERINE**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #:  
 Trustee Address: **2763 CAMINO DEL RIO S** Trustee Sale Order #: **OR-25-108262**  
 City: **SAN DIEGO** Trustee Sale Order Ext: **BF**  
 State: **CA**  
 Zip: **92108**

Auction Date: **07/15/2025**  
 Auction Time: **9:00**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON**

Judgement Amount:

**Default Mortgage Information:**

Mtg Amt/Type: **\$262,499 /**  
 Mtg Recording Date: **03/11/2011**  
 Mtg Doc #: **16137**  
 Mtg Book/Page:  
 Lender: **062858**  
 Lender Address:  
 City:  
 State:  
 Zip:

Default Amt:  
 Default Date:  
 1<sup>st</sup> Missed Pymt Date: **10/01/2024**  
 Lender Phone #:  
 Vesting Codes: **//**  
 Title Company:

**Location Information:**

Legal Description: **285 BONITA MEADOWS PT LT 4**  
 County: **CLACKAMAS, OR**  
 Subdivision: **BONITA MEADOWS**  
 Legal Lot: **4**  
 Legal Block:

APN: **00227481**  
 Map Reference: **/ 2S-1E-07-NW-NE**  
 Township-Range-Sect: **2S-1E-07**  
 Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: **03/10/2011**  
 Recording Date: **03/11/2011**  
 Sale Price: **\$299,900**  
 Sale Type: **FULL**  
 Deed Type: **WARRANTY DEED**  
 Deed Doc #: **16136**

1<sup>st</sup> Mtg Amount/Type: **\$262,499 / FHA**  
 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 2<sup>nd</sup> Mtg Amount/Type: **/**  
 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Seller: **GRECO GIUSEPPE M**

**Owner Information:**

Owner Name: **GUISE KATHERINE**  
 Mailing Address: **PO BOX 2027**  
 City: **LAKE OSWEGO**  
 State: **OR**  
 Zip: **97035-0014**

Carrier Route: **B012**

**Owner Transfer Information:**

Sale Date:  
 Recording Date:  
 Sale Price:

Deed Type:  
 Deed Doc #:  
 Vesting Codes: **//**

**Property Characteristics:**

Living Area: **1,789**  
 Total Rooms:  
 Bedrooms: **3**  
 Bath (F/H): **2 /**  
 Year Built / Eff: **2002 /**  
 Fireplace:  
 # of Stories:

Parking Type:  
 Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Pool:  
 Pool Area:  
 Style:

Quality: **AVERAGE**

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>0.48</b>
Zoning:	<b>R8.5</b>	Lot Area:	<b>20,745</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$769,042</b>	Property Tax:	<b>\$7,616.44</b>
Land Value:	<b>\$281,542</b>	Tax Area:	<b>007059</b>
Improvement Value:	<b>\$487,500</b>	Tax Exemption:	
Total Taxable Value:	<b>\$436,172</b>	Improvement %:	<b>63%</b>

## Foreclosure Activity Report

For Property Located At



**18064 NEWELL RIDGE DR, OREGON CITY, OR 97045-2883**

Record #: **6**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	<b>NOTICE OF TRUSTEE'S SALE</b>	Foreclosure Stage:	<b>AUCTION</b>
Recording Date:	<b>02/28/2025</b>	Filing Date:	<b>02/26/2025</b>
Foreclosure Doc #:	<b>6797</b>	Recording Book/Page:	<b>/</b>

Borrower 1: **KIEFFER TASHIA**  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name:	<b>CLEAR RECON CORP</b>	Trustee Phone #:	<b>(858) 750-7777</b>
Trustee Address:	<b>1915 NE STUCKI AVE</b>	Trustee Sale Order #:	<b>133445</b>
City:	<b>HILLSBORO</b>	Trustee Sale Order Ext:	<b>OR</b>
State:	<b>OR</b>		
Zip:	<b>97006</b>		

Auction Date:	<b>07/15/2025</b>	Judgement Amount:	<b>\$375,999</b>
Auction Time:	<b>9:00</b>		
Auction Address:	<b>807 MAIN ST</b>		
City:	<b>OREGON CITY</b>		

**Default Mortgage Information:**

Mtg Amt/Type:	<b>\$340,000 /</b>	Default Amt:	
Mtg Recording Date:	<b>11/30/2016</b>	Default Date:	
Mtg Doc #:	<b>82613</b>	1 <sup>st</sup> Missed Pymt Date:	
Mtg Book/Page:			
Lender:	<b>CITIZENS BK NA</b>	Lender Phone #:	
Lender Address:		Vesting Codes:	<b>/ /</b>
City:		Title Company:	
State:			
Zip:			

**Location Information:**

Legal Description:	<b>3285 NEWELL RIDGE EST #3 LT 86</b>	APN:	<b>01736438</b>
County:	<b>CLACKAMAS, OR</b>	Map Reference:	<b>/ 3S-2E-05-NE-NE</b>
Subdivision:	<b>NEWELL RIDGE ESTATES 03</b>	Township-Range-Sect:	<b>3S-2E-05</b>
Legal Lot:	<b>86</b>	Munic/Township:	<b>OREGON CITY</b>
Legal Block:			

**Last Market Sale Information:**

Sale Date:	<b>05/29/2015</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$353,875 / CONV</b>
Recording Date:	<b>06/12/2015</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/</b>
Sale Price:	<b>\$372,500</b>	2 <sup>nd</sup> Mtg Amount/Type:	<b>/</b>
Sale Type:		2 <sup>nd</sup> Mtg Int. Rate/Type:	<b>/</b>
Deed Type:	<b>WARRANTY DEED</b>	Seller:	<b>EDDLEMAN WILLIAM G &amp; BARBARA A</b>

Deed Doc #: 36512

**Owner Information:**

Owner Name: **KIEFFER TASHIA**  
Mailing Address: **18064 NEWELL RIDGE DR**  
City: **OREGON CITY**  
State: **OR**  
Zip: **97045-2883**

Carrier Route: **C014**

**Owner Transfer Information:**

Sale Date: **11/23/2016**

Deed Type: **BARGAIN & SALE DEED**

Recording Date: **11/30/2016**

Deed Doc #: **82612**

Sale Price:

Vesting Codes: **/ /**

**Property Characteristics:**

Living Area: **3,315**  
Total Rooms:  
Bedrooms: **3**  
Bath (F/H): **2 / 1**  
Year Built / Eff: **1997 /**  
Fireplace:  
# of Stories: **2**  
Quality: **AVERAGE**

Parking Type: **GARAGE**

Garage Area:  
Garage Capacity:  
Parking Spaces:  
Pool:  
Pool Area:  
Style:

**Site Information:**

Land Use: **SFR**  
Zoning: **R10**  
Site Influence:

Acres: **0.19**  
Lot Area: **8,081**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$749,066**  
Land Value: **\$215,336**  
Improvement Value: **\$533,730**  
Total Taxable Value: **\$393,209**

Property Tax: **\$7,360.12**  
Tax Area: **062002**  
Tax Exemption:  
Improvement %: **71%**

## Foreclosure Activity Report

For Property Located At



**23921 SE MUDDY LN, SANDY, OR 97055-9403**

Record #: 7

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT** Foreclosure Stage: **AUCTION**  
 Recording Date: **02/28/2025** Filing Date: **02/27/2025**  
 Foreclosure Doc #: **6805** Recording Book/Page: **/**

Borrower 1: **WRIGHT WARREN T & ROSEANN L**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **NATHAN F SMITH** Trustee Phone #: **(949) 252-8300**  
 Trustee Address: **17100 GILLETTE AVE** Trustee Sale Order #: **OR08000143-24**  
 City: **IRVINE** Trustee Sale Order Ext: **1**  
 State: **CA**  
 Zip: **92614**

Auction Date: **07/16/2025**  
 Auction Time: **11:00** Judgement Amount:  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

**Default Mortgage Information:**

Mtg Amt/Type: **\$102,416 /** Default Amt:  
 Mtg Recording Date: **09/27/2021** Default Date:  
 Mtg Doc #: **87505** 1<sup>st</sup> Missed Pymt Date:  
 Mtg Book/Page:  
 Lender: **000252** Lender Phone #:  
 Lender Address: Vesting Codes: **HW / /**  
 City: Title Company:  
 State:  
 Zip:

**Location Information:**

Legal Description: **SECTION 34 TOWNSHIP 2S RANGE 5E QUARTER C TAX LOT 00600**  
 County: **CLACKAMAS, OR** APN: **00703411**  
 Subdivision: Map Reference: **/ 2S-5E-34-SW**  
 Legal Lot: **600** Township-Range-Sect: **2S-5E-34**  
 Legal Block: Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: **09/20/2024** 1<sup>st</sup> Mtg Amount/Type: **/**  
 Recording Date: **10/08/2024** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$375,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **CONTRACT OF SALE** Seller: **WRIGHT ROSEANN**  
 Deed Doc #: **37236**

**Owner Information:**

Owner Name: **CASH IS KING LLC/WRIGHT ROSEANN**  
 Mailing Address: **5441 S MACADAM AVE STE 208**  
 City: **PORTLAND**  
 State: **OR** Carrier Route: **C002**  
 Zip: **97239-3822**

**Owner Transfer Information:**

Sale Date: Deed Type:  
 Recording Date: Deed Doc #:  
 Sale Price: Vesting Codes: **/ / CO**

**Property Characteristics:**

Living Area: **2,102** Parking Type: **GARAGE**  
 Total Rooms:  
 Bedrooms: **3** Garage Area:  
 Bath (F/H): **2 /** Garage Capacity:  
 Year Built / Eff: **1994 /** Parking Spaces:  
 Fireplace: Pool:  
 # of Stories: **1** Pool Area:  
 Style:

Quality: **AVERAGE**

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>5.00</b>
Zoning:	<b>TBR</b>	Lot Area:	<b>217,800</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$780,280</b>	Property Tax:	<b>\$6,171.30</b>
Land Value:	<b>\$300,180</b>	Tax Area:	<b>046004</b>
Improvement Value:	<b>\$480,100</b>	Tax Exemption:	
Total Taxable Value:	<b>\$456,159</b>	Improvement %:	<b>62%</b>

## Foreclosure Activity Report

For Property Located At



**15920 SE WALLACE RD, PORTLAND, OR 97267-4103**

Record #: **8**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	<b>NOTICE OF DEFAULT</b>	Foreclosure Stage:	<b>AUCTION</b>
Recording Date:	<b>02/28/2025</b>	Filing Date:	<b>02/27/2025</b>
Foreclosure Doc #:	<b>6808</b>	Recording Book/Page:	<b>/</b>

Borrower 1: **POLLACK BROOKE**  
Borrower 2: **RIOS-MURPHY CHARLIE**  
Borrower 3:  
Borrower 4:

Trustee Name:	<b>MICHELLE M BERTOLINO</b>	Trustee Phone #:	<b>(503) 228-6044</b>
Trustee Address:	<b>121 SW MORRISON ST STE 600</b>	Trustee Sale Order #:	
City:	<b>PORTLAND</b>	Trustee Sale Order Ext:	
State:	<b>OR</b>		
Zip:	<b>97204</b>		

Auction Date:	<b>07/30/2025</b>	Judgement Amount:	
Auction Time:	<b>11:00</b>		
Auction Address:	<b>807 MAIN ST</b>		
City:	<b>OREGON</b>		

**Default Mortgage Information:**

Mtg Amt/Type:	<b>\$50,000 /</b>	Default Amt:	
Mtg Recording Date:	<b>12/08/2017</b>	Default Date:	
Mtg Doc #:	<b>82814</b>	1 <sup>st</sup> Missed Pymt Date:	
Mtg Book/Page:		Lender Phone #:	
Lender:	<b>039155</b>	Vesting Codes:	<b>/ / TY</b>
Lender Address:		Title Company:	<b>ATTORNEY ONLY</b>
City:			
State:			
Zip:			

**Location Information:**

Legal Description:	<b>1978 HILLWOOD LT 1 BLK 1</b>	APN:	<b>00455947</b>
County:	<b>CLACKAMAS, OR</b>	Map Reference:	<b>/ 2S-2E-07-SE-NW</b>
Subdivision:	<b>HILLWOOD</b>	Township-Range-Sect:	<b>2S-2E-07</b>
Legal Lot:	<b>1</b>	Munic/Township:	<b>COUNTY CLACKAMAS</b>
Legal Block:	<b>1</b>		

**Last Market Sale Information:**

Sale Date:	<b>12/1995</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$122,000 / CONV</b>
Recording Date:	<b>12/08/1995</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Price:	<b>\$152,500</b>	2 <sup>nd</sup> Mtg Amount/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	2 <sup>nd</sup> Mtg Int. Rate/Type:	<b>/</b>
Deed Type:	<b>WARRANTY DEED</b>	Seller:	<b>CARD ROBERT A &amp; HOLLY L</b>

Deed Doc #: 76423

**Owner Information:**

Owner Name: **SMITH NORMAN C/SMITH SUSANN C**  
Mailing Address: **15920 SE WALLACE RD**  
City: **PORTLAND**  
State: **OR** Carrier Route: **C024**  
Zip: **97267-4103**

**Owner Transfer Information:**

Sale Date: Deed Type:  
Recording Date: Deed Doc #:  
Sale Price: Vesting Codes: **HW / /**

**Property Characteristics:**

Living Area: **2,790** Parking Type: **GARAGE**  
Total Rooms: Garage Area:  
Bedrooms: **4** Garage Capacity:  
Bath (F/H): **3 /** Parking Spaces:  
Year Built / Eff: **1973 /** Pool:  
Fireplace: Pool Area:  
# of Stories: **1** Style:  
Quality: **AVERAGE**

**Site Information:**

Land Use: **SFR** Acres: **0.23**  
Zoning: **R10** Lot Area: **10,092**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$602,827** Property Tax: **\$5,966.22**  
Land Value: **\$254,567** Tax Area: **012047**  
Improvement Value: **\$348,260** Tax Exemption:  
Total Taxable Value: **\$318,606** Improvement %: **58%**