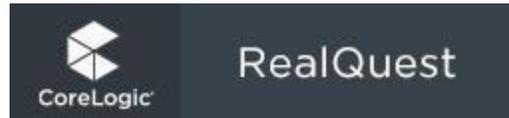


Foreclosure Activity Report

For Property Located At



909 CENTER ST, OREGON CITY, OR 97045-1952

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **01/31/2025** Filing Date: **10/02/2024**
Foreclosure Doc #: **3561** Recording Book/Page: **/**

Borrower 1: **IRVINE TINA M R**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #: **(866) 925-0241**
Trustee Address: **108 1ST AVE S STE 450** Trustee Sale Order #: **OR-24-996893**
City: **SEATTLE** Trustee Sale Order Ext: **RM**
State: **WA**
Zip: **98104**

Auction Date: **02/13/2025**
Auction Time: **10:00** Judgement Amount: **\$262,618**
Auction Address: **807 MAIN ST**
City: **OREGON CITY**

Default Mortgage Information:

Mtg Amt/Type: **\$241,000 / ADJ**
Mtg Recording Date: **10/27/2020** Default Amt:
Mtg Doc #: **89779** Default Date:
Mtg Book/Page:
Lender: **039546** 1st Missed Pymt Date: **04/05/2024**
Lender Address:
City: Lender Phone #:
State: Vesting Codes: **//**
Zip: Title Company:

Location Information:

Legal Description: **2 OREGON CITY LT 3 BLK 42**
County: **CLACKAMAS, OR** APN: **00571955**
Subdivision: **OREGON CITY** Map Reference: **/ 2S-2E-31-NE-NW**
Legal Lot: **3** Township-Range-Sect: **2S-2E-31**
Legal Block: **42** Munic/Township: **OREGON CITY**

Last Market Sale Information:

Sale Date: **10/20/2020** 1st Mtg Amount/Type: **\$510,400 / CONV**
Recording Date: **10/27/2020** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$835,000** 2nd Mtg Amount/Type: **/**
Sale Type: 2nd Mtg Int. Rate/Type: **/**
Deed Type: **WARRANTY DEED** Seller: **STOUTT TIMOTHY J & JACQUELINE M**
Deed Doc #: **89777**

Owner Information:

Owner Name: **IRVINE TINA M R**
Mailing Address: **909 CENTER ST**
City: **OREGON CITY**
State: **OR** Carrier Route: **C003**
Zip: **97045-1952**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **3,256**
 Total Rooms:
 Bedrooms **3**
 Bath (F/H): **3 / 1**
 Year Built / Eff: **1928 /**
 Fireplace: **1**
 # of Stories: **2**
 Quality: **AVERAGE**

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

Site Information:

Land Use: **SFR**
 Zoning: **R3.5**
 Site Influence:

Acres: **0.16**
 Lot Area: **6,930**
 Res/Comm Units: **/**

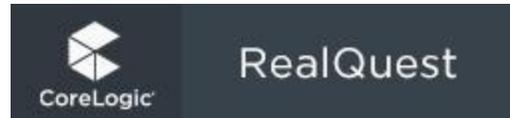
Tax Information:

Assessed Value: **\$866,398**
 Land Value: **\$406,548**
 Improvement Value: **\$459,850**
 Total Taxable Value: **\$392,750**

Property Tax: **\$11,359.93**
 Tax Area: **062057**
 Tax Exemption:
 Improvement %: **53%**

Foreclosure Activity Report

For Property Located At

**9378 SE CHATFIELD CT, HAPPY VALLEY, OR 97086-9199**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF SALE**
 Recording Date: **02/06/2025**
 Foreclosure Doc #:

Foreclosure Stage: **AUCTION**
 Filing Date:
 Recording Book/Page: **/**

Defendant 1: **EPHREM ROBERT & SYLVIA**
 Defendant 2:
 Defendant 3:
 Defendant 4:

Plaintiff 1:
 Plaintiff 2:

Attorney Name:

Attorney Phone # :
 Case #: **24CV15488**

Auction Date: **03/05/2025**
 Auction Time: **10:00**
 Auction Address: **807 MAIN ST**
 City: **OREGON CITY**

Opening Bid Amount:
 Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **/**
 Mtg Recording Date:
 Mtg Doc #:
 Mtg Book/Page:
 Lender: **053704**
 Lender Address:
 City:
 State:
 Zip:

Default Amt:
 Default Date:

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

Location Information:

Legal Description: **3481 ALTAMONT #2 LT 181**
 County: **CLACKAMAS, OR**
 Subdivision: **ALTAMONT 02**
 Legal Lot: **181**
 Legal Block:

APN: **01842368**
 Map Reference: **/ 1S-2E-28-NE-SE**
 Township-Range-Sect: **1S-2E-28**
 Munic/Township: **COUNTY CLACKAMAS**

Last Market Sale Information:

Sale Date:	09/21/2010	1 st Mtg Amount/Type:	/
Recording Date:	10/01/2010	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$293,020	2 nd Mtg Amount/Type:	/
Sale Type:	FULL	2 nd Mtg Int. Rate/Type:	/
Deed Type:	BARGAIN & SALE DEED	Seller:	CRYSTAL RIDGE DEV INC
Deed Doc #:	61903		

Owner Information:

Owner Name:	EPHREM ROBERT/EPHREM SYLVIA		
Mailing Address:	9378 SE CHATFIELD CT		
City:	HAPPY VALLEY		
State:	OR	Carrier Route:	C081
Zip:	97086-9199		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	3,355	Parking Type:	
Total Rooms:		Garage Area:	
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	2 / 2	Parking Spaces:	
Year Built / Eff:	2009 /	Pool:	
Fireplace:		Pool Area:	
# of Stories:		Style:	
Quality:	GOOD		

Site Information:

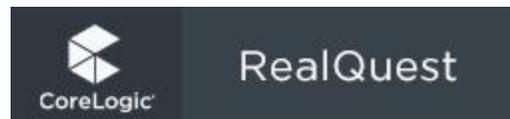
Land Use:	SFR	Acres:	0.20
Zoning:	R15	Lot Area:	8,716
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$1,418,093	Property Tax:	\$13,065.12
Land Value:	\$427,193	Tax Area:	012073
Improvement Value:	\$990,900	Tax Exemption:	
Total Taxable Value:	\$644,410	Improvement %:	70%

Foreclosure Activity Report

For Property Located At



18450 S REDLAND RD, OREGON CITY, OR 97045-8708

Record #: 3

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **02/07/2025** Filing Date: **11/15/2024**
 Foreclosure Doc #: **4379** Recording Book/Page: **/**

Borrower 1: **LANG TRACY C & MARCIA L**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **CLEAR RECON CORP** Trustee Phone #: **(858) 750-7777**
 Trustee Address: **1915 NE STUCKI AVE STE 400** Trustee Sale Order #: **127325**
 City: **HILLSBORO** Trustee Sale Order Ext: **OR**
 State: **OR**
 Zip: **97006**

Auction Date: **04/01/2025**
 Auction Time: **11:00** Judgement Amount:
 Auction Address: **807 MAIN ST**
 City: **OREGON CITY**

Default Mortgage Information:

Mtg Amt/Type: **\$148,468 / FIX** Default Amt:
 Mtg Recording Date: **07/31/2002** Default Date:
 Mtg Doc #: **70653** 1st Missed Pymt Date:
 Mtg Book/Page:
 Lender: **002999** Lender Phone #:
 Lender Address: Vesting Codes: **HW / /**
 City: Title Company:
 State:
 Zip:

Location Information:

Legal Description: **SECTION 06 TOWNSHIP 3S RANGE 3E QUARTER B TAX LOT 04800**
 County: **CLACKAMAS, OR** APN: **00907692**
 Subdivision: Map Reference: **/ 3S-3E-06-NW**
 Legal Lot: **4800** Township-Range-Sect: **3S-3E-06**
 Legal Block: Munic/Township: **COUNTY CLACKAMAS**

Last Market Sale Information:

Sale Date: **05/01/2000** 1st Mtg Amount/Type: **/**
 Recording Date: **05/12/2000** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$214,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **DEED (REG)** Seller: **OWNER RECORD**
 Deed Doc #: **30832**

Owner Information:

Owner Name: **LANG TRACY C/LANG MARCIA L**
 Mailing Address: **18450 S REDLAND RD**
 City: **OREGON CITY**
 State: **OR** Carrier Route: **R010**
 Zip: **97045-8708**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **2,602** Parking Type: **GARAGE**
 Total Rooms:
 Bedrooms: **3** Garage Area:
 Bath (F/H): **3 /** Garage Capacity:
 Year Built / Eff: **1942 /** Parking Spaces:
 Fireplace: Pool:
 # of Stories: **1** Pool Area:
 Style:

Quality: **AVERAGE**

Site Information:

Land Use:	SFR	Acres:	0.89
Zoning:	RA1	Lot Area:	38,768
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$667,417	Property Tax:	\$5,025.74
Land Value:	\$249,317	Tax Area:	062070
Improvement Value:	\$418,100	Tax Exemption:	
Total Taxable Value:	\$351,249	Improvement %:	63%

Foreclosure Activity Report

For Property Located At



20415 SE BORNSTEDT RD, SANDY, OR 97055-6672

Record #: **4**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	01/30/2025	Filing Date:	11/21/2024
Foreclosure Doc #:	3404	Recording Book/Page:	/

Borrower 1: **WUNISCHE CHARLOTTE J**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name:	NATHAN F SMITH	Trustee Phone #:	(949) 252-8300
Trustee Address:	17100 GILLETTE AVE	Trustee Sale Order #:	OR08000105-22
City:	IRVINE	Trustee Sale Order Ext:	1
State:	CA		
Zip:	92614		

Auction Date:	04/03/2025	Judgement Amount:	\$230,500
Auction Time:	11:00		
Auction Address:	807 MAIN ST		
City:	OREGON CITY		

Default Mortgage Information:

Mtg Amt/Type:	\$241,500 / FIX	Default Amt:	
Mtg Recording Date:	10/06/2005	Default Date:	
Mtg Doc #:	99198	1 st Missed Pymt Date:	
Mtg Book/Page:			
Lender:	000252	Lender Phone #:	
Lender Address:		Vesting Codes:	SW / /
City:		Title Company:	
State:			
Zip:			

Location Information:

Legal Description:	SECTION 24 TOWNSHIP 2S RANGE 4E QUARTER C TAX LOT 01100		
County:	CLACKAMAS, OR	APN:	00677404
Subdivision:	FAIRWAY CREST CONDO PH 04	Map Reference:	/ 2S-4E-24-SW
Legal Lot:	1100	Township-Range-Sect:	2S-4E-24
Legal Block:		Munic/Township:	COUNTY CLACKAMAS

Last Market Sale Information:

Sale Date:		1 st Mtg Amount/Type:	/
Recording Date:		1 st Mtg Int. Rate/Type:	/
Sale Price:		2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:		Seller:	
Deed Doc #:			

Owner Information:

Owner Name: **MISNER JANET M**
 Mailing Address: **PO BOX 153**
 City: **SANDY**
 State: **OR**
 Zip: **97055-0153**

Carrier Route: **B002**

Owner Transfer Information:

Sale Date: **09/27/2005**
 Recording Date: **10/07/2005**
 Sale Price:

Deed Type: **BARGAIN & SALE DEED**
 Deed Doc #: **99627**
 Vesting Codes: **/ /**

Property Characteristics:

Living Area: **1,116**
 Total Rooms:
 Bedrooms **4**
 Bath (F/H): **1 /**
 Year Built / Eff: **1929 /**
 Fireplace:
 # of Stories: **1**
 Quality: **FAIR**

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

Site Information:

Land Use: **SFR**
 Zoning: **RRFF5**
 Site Influence:

Acres: **6.45**
 Lot Area: **280,962**
 Res/Comm Units: **/**

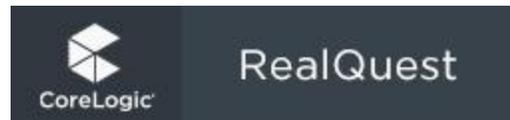
Tax Information:

Assessed Value: **\$434,753**
 Land Value: **\$269,393**
 Improvement Value: **\$165,360**
 Total Taxable Value: **\$209,666**

Property Tax: **\$2,806.09**
 Tax Area: **046004**
 Tax Exemption:
 Improvement %: **38%**

Foreclosure Activity Report

For Property Located At



520 E FAIRFIELD ST, GLADSTONE, OR 97027-1711

Record #: **5**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **02/05/2025** Filing Date:
 Foreclosure Doc #: Recording Book/Page: /

Defendant 1: **HARTMAN RILEY & ANNESSA** Plaintiff 1:
 Defendant 2: Plaintiff 2:
 Defendant 3:
 Defendant 4:

Attorney Name: Attorney Phone # :
 Case #:

Auction Date: **04/22/2025** Opening Bid Amount:
 Auction Time: **9:00** Judgement Amount:
 Auction Address: **807 MAIN ST**
 City: **OREGON**

Default Mortgage Information:

Mtg Amt/Type: **\$360,000 /** Default Amt:
 Mtg Recording Date: **09/22/2022** Default Date:
 Mtg Doc #: **52158**
 Mtg Book/Page: **52158-**
 Lender: **144680**
 Lender Address: **635 WOODWARD AVE**
 City: **FLAT ROCK** Lender Phone #: **(800) 251-9080**
 State: **MI** Vesting Codes: **/ /**
 Zip: **48134** Title Company:

Location Information:

Legal Description: **SUBDIVISION GLADSTONE 124 BLOCK 69 LT 10**
 County: **CLACKAMAS, OR** APN: **05015756**
 Subdivision: **GLADSTONE** Map Reference: **/ 2S-2E-20-NE-SW**
 Legal Lot: **10** Township-Range-Sect: **2S-2E-20**
 Legal Block: **69** Munic/Township: **GLADSTONE**

Last Market Sale Information:

Sale Date: **08/12/2016** 1st Mtg Amount/Type: **\$277,874 / FHA**
 Recording Date: **08/15/2016** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$283,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **WARRANTY DEED** Seller: **HOLOWATI SHAUN D & KELSEY A**
 Deed Doc #: **55278**

Owner Information:

Owner Name: **HARTMAN RILEY/HARTMAN ANNESSA**
 Mailing Address: **520 E FAIRFIELD ST**
 City: **GLADSTONE**
 State: **OR** Carrier Route: **C010**
 Zip: **97027-1711**

Owner Transfer Information:

Sale Date: **09/22/2022** Deed Type: **BARGAIN & SALE DEED**
 Recording Date: **09/27/2022** Deed Doc #: **52157**
 Sale Price: Vesting Codes: **/ /**

Property Characteristics:

Living Area: **1,484** Parking Type:
 Total Rooms: Garage Area:
 Bedrooms: **4** Garage Capacity:
 Bath (F/H): **1 /** Parking Spaces:
 Year Built / Eff: **1925 /** Pool:
 Fireplace: Pool Area:
 # of Stories: Style:
 Quality: **BELOW AVERAGE**

Site Information:

Land Use:	SFR	Acres:	0.11
Zoning:	R5	Lot Area:	5,000
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$395,369	Property Tax:	\$4,095.55
Land Value:	\$181,169	Tax Area:	115040
Improvement Value:	\$214,200	Tax Exemption:	
Total Taxable Value:	\$202,976	Improvement %:	54%

Foreclosure Activity Report

For Property Located At

**16644 S LIVESAY RD, OREGON CITY, OR 97045**

Record #: 6

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF SALE	Foreclosure Stage:	AUCTION
Recording Date:	01/29/2025	Filing Date:	
Foreclosure Doc #:		Recording Book/Page:	/

Defendant 1:	THOMAS GEORGE E & LINDA R	Plaintiff 1:	
Defendant 2:		Plaintiff 2:	
Defendant 3:			
Defendant 4:			

Attorney Name:		Attorney Phone # :	
		Case #:	

Auction Date:	05/30/2025	Opening Bid Amount:	
Auction Time:	10:00	Judgement Amount:	\$201,858
Auction Address:	807 MAIN ST		
City:	OREGON CITY		

Default Mortgage Information:

Mtg Amt/Type:	/	Default Amt:	
Mtg Recording Date:		Default Date:	
Mtg Doc #:			
Mtg Book/Page:			
Lender:			
Lender Address:	5885 MEADOWS RD STE 125	Lender Phone #:	(503) 597-1800
City:	LAKE OSWEGO	Vesting Codes:	/ /
State:	OR	Title Company:	
Zip:	97035		

Location Information:

Legal Description:	SECTION 28 TOWNSHIP 2S RANGE 2E QUARTER D TAX LOT 00300		
County:	CLACKAMAS, OR	APN:	00559586
Subdivision:		Map Reference:	/ 2S-2E-28-SE
Legal Lot:	300	Township-Range-Sect:	2S-2E-28
Legal Block:		Munic/Township:	

Last Market Sale Information:

Sale Date:		1 st Mtg Amount/Type:	/
Recording Date:	00/1984	1 st Mtg Int. Rate/Type:	/
Sale Price:		2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	DEED (REG)	Seller:	
Deed Doc #:	4898		

Owner Information:

Owner Name:	THOMAS GEORGE E
Mailing Address:	16644 S LIVESAY RD

City: OREGON CITY
State: OR
Zip: 97045

Carrier Route: R015

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: 2,151
Total Rooms:
Bedrooms: 3
Bath (F/H): 2 /
Year Built / Eff: 1964 /
Fireplace: 1
of Stories: 1
Quality: BELOW AVERAGE

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

Site Information:

Land Use: SFR
Zoning: FU10
Site Influence:

Acres: 3.10
Lot Area: 135,036
Res/Comm Units: /

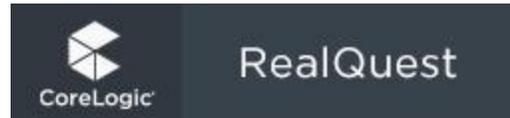
Tax Information:

Assessed Value: \$888,113
Land Value: \$644,623
Improvement Value: \$243,490
Total Taxable Value: \$359,648

Property Tax: \$6,731.93
Tax Area: 062092
Tax Exemption:
Improvement %: 27%

Foreclosure Activity Report

For Property Located At



14714 SE LEE AVE, PORTLAND, OR 97267-2631

Record #: 7

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **02/03/2025** Filing Date: **01/30/2025**
 Foreclosure Doc #: **3615** Recording Book/Page: **/**

Borrower 1: **HOGAN JAMES G**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **NATHAN F SMITH** Trustee Phone #: **(949) 252-8300**
 Trustee Address: **17100 GILLETTE AVE** Trustee Sale Order #: **OR08000167-24**
 City: **IRVINE** Trustee Sale Order Ext: **1**
 State: **CA**
 Zip: **92614**

Auction Date: **06/13/2025**
 Auction Time: **10:00** Judgement Amount:
 Auction Address: **807 MAIN ST**
 City: **OREGON CITY**

Default Mortgage Information:

Mtg Amt/Type: **\$167,305 /** Default Amt:
 Mtg Recording Date: **03/29/2007** Default Date:
 Mtg Doc #: **27135** 1st Missed Pymt Date:
 Mtg Book/Page:
 Lender: **000252** Lender Phone #:
 Lender Address: Vesting Codes: **UM / /**
 City: Title Company:
 State:
 Zip:

Location Information:

Legal Description: **103 1ST SUB OF OAK GROVE PT LT 12 BLK 88**
 County: **CLACKAMAS, OR** APN: **00269177**
 Subdivision: **OAK GROVE 01** Map Reference: **/ 2S-1E-11-NE-NE**
 Legal Lot: **12** Township-Range-Sect: **2S-1E-11**
 Legal Block: **88** Munic/Township: **COUNTY CLACKAMAS**

Last Market Sale Information:

Sale Date: **03/1990** 1st Mtg Amount/Type: **/**
 Recording Date: **00/1990** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$25,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **MISCELLANEOUS DOCUMENT** Seller:
 Deed Doc #: **11422**

Owner Information:

Owner Name: **HOGAN JAMES G**
 Mailing Address: **14714 SE LEE AVE**
 City: **PORTLAND**
 State: **OR** Carrier Route: **C008**
 Zip: **97267-2631**

Owner Transfer Information:

Sale Date: **03/26/2007** Deed Type: **GRANT DEED**
 Recording Date: **03/29/2007** Deed Doc #: **27134**
 Sale Price: Vesting Codes: **UM / /**

Property Characteristics:

Living Area: **1,094** Parking Type:
 Total Rooms: Garage Area:
 Bedrooms: **4** Garage Capacity:
 Bath (F/H): **1 /** Parking Spaces:
 Year Built / Eff: **1910 /** Pool:
 Fireplace: Pool Area:
 # of Stories: **1** Style:

Quality: **BELOW AVERAGE**

Site Information:

Land Use:	SFR	Acres:	0.14
Zoning:	MR1	Lot Area:	5,984
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$308,257	Property Tax:	\$2,064.99
Land Value:	\$215,317	Tax Area:	012057
Improvement Value:	\$92,940	Tax Exemption:	
Total Taxable Value:	\$107,764	Improvement %:	30%

Foreclosure Activity Report

For Property Located At



971 W MAIN ST, MOLALLA, OR 97038-9010

Record #: **8**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF SALE	Foreclosure Stage:	AUCTION
Recording Date:	01/29/2025	Filing Date:	
Foreclosure Doc #:		Recording Book/Page:	/

Defendant 1:	OWNER RECORD	Plaintiff 1:	
Defendant 2:		Plaintiff 2:	
Defendant 3:			
Defendant 4:			

Attorney Name:	KELLY SUTHERLAND	Attorney Phone # :	(360) 260-2253
		Case #:	24-129999

Auction Date:	06/17/2025	Opening Bid Amount:	
Auction Time:	9:00	Judgement Amount:	
Auction Address:	807 MAIN ST		
City:	OREGON CITY		

Default Mortgage Information:

Mtg Amt/Type:	/	Default Amt:	
Mtg Recording Date:		Default Date:	
Mtg Doc #:			
Mtg Book/Page:			
Lender:	053704	Lender Phone #:	
Lender Address:		Vesting Codes:	/ /
City:		Title Company:	
State:			
Zip:			

Location Information:

Legal Description:	360 THE SHAVER PLACE PT LT 26	APN:	01092025
County:	CLACKAMAS, OR	Map Reference:	/ 5S-2E-08-NW
Subdivision:	SHAVER PLACE	Township-Range-Sect:	5S-2E-08
Legal Lot:	26	Munic/Township:	MOLALLA
Legal Block:			

Last Market Sale Information:

Sale Date:	03/14/2023	1 st Mtg Amount/Type:	\$407,483 / FHA
Recording Date:	03/17/2023	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$415,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	BINGAMAN MAX R
Deed Doc #:	8672		

Owner Information:

Owner Name: **SOMMER THOMAS J/PETERSON KATELYN RENEE**

Mailing Address: **971 W MAIN ST**
City: **MOLALLA**
State: **OR**
Zip: **97038-9010**

Carrier Route: **R007**

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: **1,588**
Total Rooms:
Bedrooms **3**
Bath (F/H): **1 /**
Year Built / Eff: **1952 /**
Fireplace: **1**
of Stories: **1**
Quality: **BELOW AVERAGE**

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

Site Information:

Land Use: **SFR**
Zoning: **RRFF5**
Site Influence:

Acres: **0.18**
Lot Area: **8,042**
Res/Comm Units: **/**

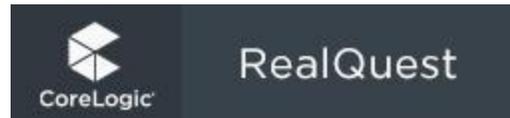
Tax Information:

Assessed Value: **\$442,065**
Land Value: **\$175,485**
Improvement Value: **\$266,580**
Total Taxable Value: **\$169,048**

Property Tax: **\$3,224.05**
Tax Area: **035002**
Tax Exemption:
Improvement %: **60%**

Foreclosure Activity Report

For Property Located At



516 S MAPLE ST, CANBY, OR 97013-4509

Record #: **9**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF SALE**
Recording Date: **02/07/2025**
Foreclosure Doc #:

Foreclosure Stage: **AUCTION**
Filing Date:
Recording Book/Page: **/**

Defendant 1: **OWNER RECORD**
Defendant 2:
Defendant 3:
Defendant 4:

Plaintiff 1:
Plaintiff 2:

Attorney Name:

Attorney Phone # :
Case #:

Auction Date: **06/17/2025**
Auction Time: **11:00**
Auction Address: **807 MAIN ST**
City: **CLACKAMAS**

Opening Bid Amount:
Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **/**
Mtg Recording Date:
Mtg Doc #:
Mtg Book/Page:
Lender: **053704**
Lender Address:
City:
State:
Zip:

Default Amt:
Default Date:

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

Location Information:

Legal Description:	2352 SCHMEISER TR LT 4 BLK 3	APN:	00797702
County:	CLACKAMAS, OR	Map Reference:	/ 3S-1E-33-SE-SE
Subdivision:	SCHMEISER	Township-Range-Sect:	3S-1E-33
Legal Lot:	4	Munic/Township:	CANBY
Legal Block:	3		

Last Market Sale Information:

Sale Date:	12/01/2005	1 st Mtg Amount/Type:	\$270,800 / CONV
Recording Date:	12/16/2005	1 st Mtg Int. Rate/Type:	/ FIXED
Sale Price:	\$338,500	2 nd Mtg Amount/Type:	\$67,700 / CONV
Sale Type:		2 nd Mtg Int. Rate/Type:	/ FIXED
Deed Type:	WARRANTY DEED	Seller:	PERKINS T D
Deed Doc #:	125336		

Owner Information:

Owner Name:	GUTHNER MAUREEN		
Mailing Address:	518 S MAPLE ST		
City:	CANBY	Carrier Route:	C004
State:	OR		
Zip:	97013-4509		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	2,698	Parking Type:	
Total Rooms:		Garage Area:	
Bedrooms:	6	Garage Capacity:	
Bath (F/H):	4 /	Parking Spaces:	
Year Built / Eff:	1986 /	Pool:	
Fireplace:		Pool Area:	
# of Stories:		Style:	
Quality:	AVERAGE		

Site Information:

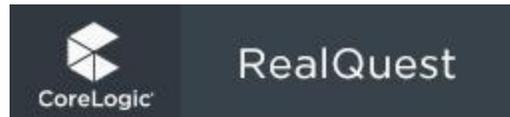
Land Use:	SFR	Acres:	0.23
Zoning:	R2	Lot Area:	10,060
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$574,430	Property Tax:	\$5,758.98
Land Value:	\$267,360	Tax Area:	086002
Improvement Value:	\$307,070	Tax Exemption:	
Total Taxable Value:	\$278,427	Improvement %:	53%

Foreclosure Activity Report

For Property Located At

**18930 OAKTREE AVE, OREGON CITY, OR 97045-3840**

Record #: 10

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **02/04/2025**
 Foreclosure Doc #: **3987**

Foreclosure Stage: **AUCTION**
 Filing Date: **01/30/2025**
 Recording Book/Page: **/**

Borrower 1: **HANSEN ERIC & JODI**
 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 #: **OR05000025-24**
 Trustee Sale Order Ext: **1**

Auction Date: **06/17/2025**
 Auction Time: **9:00**
 Auction Address: **807 MAIN ST**
 City: **OREGON**

Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **\$285,825 /**
 Mtg Recording Date: **02/26/2020**
 Mtg Doc #: **14010**
 Mtg Book/Page:
 Lender: **084786**
 Lender Address:
 City:
 State:
 Zip:

Default Amt:
 Default Date:
 1st Missed Pymt Date:

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

Location Information:

Legal Description: **1985 OAKTREE LT 3 BLK 1**
 County: **CLACKAMAS, OR**
 Subdivision: **OAKTREE**
 Legal Lot: **3**
 Legal Block: **1**

APN: **00760340**
 Map Reference: **/ 3S-1E-12-NE-NW**
 Township-Range-Sect: **3S-1E-12**
 Munic/Township: **OREGON CITY**

Last Market Sale Information:

Sale Date: **12/17/2015**
 Recording Date: **12/22/2015**
 Sale Price: **\$298,900**
 Sale Type:
 Deed Type: **WARRANTY DEED**

1st Mtg Amount/Type: **\$266,021 / CONV**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **BILYEU MICHAEL R & KATHERINE A**

Deed Doc #: **84193**

Owner Information:

Owner Name: **HANSEN ERIC/HANSEN JODI**
 Mailing Address: **18930 OAKTREE AVE**
 City: **OREGON CITY**
 State: **OR**
 Zip: **97045-3840**

Carrier Route: **C010**

Owner Transfer Information:

Sale Date: **02/21/2020**
 Recording Date: **02/26/2020**
 Sale Price:

Deed Type: **BARGAIN & SALE DEED**
 Deed Doc #: **14009**
 Vesting Codes: **/ /**

Property Characteristics:

Living Area: **1,510**
 Total Rooms:
 Bedrooms: **3**
 Bath (F/H): **1 / 1**
 Year Built / Eff: **1976 /**

Parking Type: **GARAGE**
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Pool:

Fireplace: 1
of Stories: 1
Quality: **AVERAGE**

Pool Area:
Style:

Site Information:

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

Acres: **0.24**
Lot Area: **10,254**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$490,196**
Land Value: **\$200,556**
Improvement Value: **\$289,640**
Total Taxable Value: **\$258,245**

Property Tax: **\$4,833.86**
Tax Area: **062002**
Tax Exemption:
Improvement %: **59%**