

Foreclosure Activity Report

For Property Located At



RealQuest

4525 N MONTANA AVE, PORTLAND, OR 97217

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF SALE** Foreclosure Stage: **AUCTION**
Recording Date: **02/07/2025** Filing Date:
Foreclosure Doc #: Recording Book/Page: /

Defendant 1: **MONTANA PRESCOTT HLDGS** Plaintiff 1:
LLC

Defendant 2: Plaintiff 2:

Defendant 3:

Defendant 4:

Attorney Name:

Attorney Phone # :
Case #:

Auction Date: **02/20/2025**
Auction Time: **11:00**
Auction Address: **1200 SW FIRST AVE**
City: **PORTLAND**

Opening Bid Amount:
Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: /

Mtg Recording Date:

Mtg Doc #:

Mtg Book/Page:

Lender: **050914**

Lender Address: **5413 MERIDIAN AVE N**

City: **SEATTLE**

State: **WA**

Zip: **98103**

Default Amt:
Default Date:

Lender Phone #: **(206) 362-4444**

Vesting Codes: **/ / CO**

Title Company:

Location Information:

Legal Description: **M PATTONS ADD & 2ND, BLOCK 10, LOT 5 EXC S 25' OF N 30' & EXC PT IN ST,
N 4' OF LOT 6**

County: **MULTNOMAH, OR**

Subdivision: **M PATTONS ADD**

Legal Lot: **5**

Legal Block: **10**

APN: **R210482**

Map Reference: **/ 1N-1E-22-NW-SW**

Township-Range-Sect: **1N-1E-22**

Munic/Township:

Last Market Sale Information:

Sale Date: **11/01/2016**

Recording Date: **11/02/2016**

Sale Price: **\$84,000**

Sale Type:

Deed Type: **WARRANTY DEED**

1st Mtg Amount/Type: /

1st Mtg Int. Rate/Type: /

2nd Mtg Amount/Type: /

2nd Mtg Int. Rate/Type: /

Seller: **CULLEN JOSEPH M &
J M TRUST**

Deed Doc #: 138055

Owner Information:

Owner Name: **MONTANA INVESTMENT PARTNERS LLC**

Mailing Address: **4065 SW 99TH AVE**

City: **BEAVERTON**

State: **OR**

Zip: **97005-3327**

Carrier Route: **C047**

Owner Transfer Information:

Sale Date:

Recording Date:

Sale Price:

Deed Type:

Deed Doc #:

Vesting Codes: **/ /**

Property Characteristics:

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

Site Information:

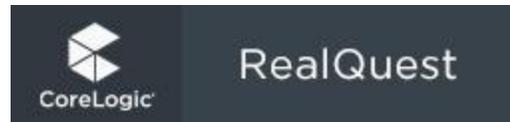
Land Use:	COMMERCIAL LOT	Acres:	0.06
Zoning:	EX	Lot Area:	2,400
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$240,000	Property Tax:	\$194.24
Land Value:	\$240,000	Tax Area:	710
Improvement Value:		Tax Exemption:	
Total Taxable Value:	\$7,540	Improvement %:	

Foreclosure Activity Report

For Property Located At

**425 NW 9TH AVE, PORTLAND, OR 97209-3308**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF DEFAULT	Foreclosure Stage:	AUCTION
Recording Date:	01/30/2025	Filing Date:	01/29/2025
Foreclosure Doc #:	5355	Recording Book/Page:	/

Borrower 1: **PORTLAND HOTEL XXVII OWNER LLC**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name:	CRAIG G RUSSILLO	Trustee Phone #:	
Trustee Address:	1211 SW 5TH AVE STE 1900	Trustee Sale Order #:	
City:	PORTLAND	Trustee Sale Order Ext:	
State:	OR		
Zip:	97204		

Auction Date:	06/06/2025	Judgement Amount:	
Auction Time:	10:00		
Auction Address:			
City:			

Default Mortgage Information:

Mtg Amt/Type:	\$37,500,000 /	Default Amt:	
Mtg Recording Date:	01/28/2022	Default Date:	
Mtg Doc #:	10922	1 st Missed Pymt Date:	
Mtg Book/Page:		Lender Phone #:	
Lender:	DOF IV REIT HLDGS LLC	Vesting Codes:	/ / CO
Lender Address:	280 PARK AVE	Title Company:	ATTORNEY ONLY
City:	NEW YORK		
State:	NY		
Zip:	10017		

Location Information:

Legal Description:	COUCHS ADD, BLOCK 61, LOT 5&8	APN:	R140559
County:	MULTNOMAH, OR	Map Reference:	/ 1N-1E-34-SW-NW
Subdivision:	COUCHS ADD	Township-Range-Sect:	1N-1E-34
Legal Lot:	5	Munic/Township:	
Legal Block:	61		

Last Market Sale Information:

Sale Date:	05/08/2006	1 st Mtg Amount/Type:	/
Recording Date:	08/15/2006	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$175,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	SPECIAL WARRANTY DEED	Seller:	425 GLISAN LLC
Deed Doc #:	152062		

Owner Information:

Owner Name:	PORTLAND HOTEL XXVII OWNER LLC		
Mailing Address:	5425 WISCONSIN AVE STE 700		
City:	CHEVY CHASE		
State:	MD	Carrier Route:	C041
Zip:	20815-3566		

Owner Transfer Information:

Sale Date:	06/08/2016	Deed Type:	BARGAIN & SALE DEED
Recording Date:	06/23/2016	Deed Doc #:	76686
Sale Price:		Vesting Codes:	/ /

Property Characteristics:

Living Area:	82,466	Parking Type:	
Total Rooms:		Garage Area:	
Bedrooms:		Garage Capacity:	
Bath (F/H):	/	Parking Spaces:	
Year Built / Eff:	2017 /	Pool:	
Fireplace:		Pool Area:	
# of Stories:	1	Style:	
Quality:			

Site Information:

Land Use:	COMMERCIAL BUILDING	Acres:	0.23
Zoning:	EX	Lot Area:	10,000
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$8,745,350	Property Tax:	\$180,139.11
Land Value:	\$3,500,000	Tax Area:	708
Improvement Value:	\$5,245,350	Tax Exemption:	
Total Taxable Value:	\$8,745,350	Improvement %:	60%