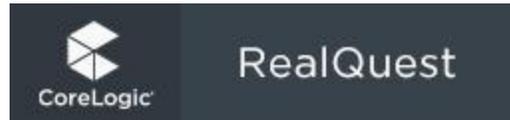


Foreclosure Activity Report

For Property Located At



7827 N DENVER AVE, PORTLAND, OR 97217

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **03/04/2025** Filing Date: **03/04/2025**
Foreclosure Doc #: **12279** Recording Book/Page: **/**

Borrower 1: **URBAN HOMES NW LLC**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: **DAVID P SMITH** Trustee Phone #: **(503) 657-6550**
Trustee Address: **1754 WILLAMETTE FALLS DR** Trustee Sale Order #:
City: **WEST LINN** Trustee Sale Order Ext:
State: **OR**
Zip: **97068**

Auction Date: **03/06/2025** Judgement Amount: **\$6,200**
Auction Time: **10:00**
Auction Address: **1200 SW 1ST AVE**
City: **PORTLAND**

Default Mortgage Information:

Mtg Amt/Type: **\$620,000 /** Default Amt:
Mtg Recording Date: **11/07/2022** Default Date:
Mtg Doc #: **100449** 1st Missed Pymt Date:
Mtg Book/Page:
Lender: **065177** Lender Phone #:
Lender Address: Vesting Codes: **/ / CO**
City: Title Company:
State:
Zip:

Location Information:

Legal Description: **KENTON, BLOCK 26, LOT 20&21** APN: **R196548**
County: **MULTNOMAH, OR** Map Reference: **/ 1N-1E-09-SE-SW**
Subdivision: **KENTON** Township-Range-Sect: **1N-1E-09**
Legal Lot: **20** Munic/Township:
Legal Block: **26**

Last Market Sale Information:

Sale Date: **10/26/2022** 1st Mtg Amount/Type: **\$620,000 / CONV**
Recording Date: **11/07/2022** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$440,000** 2nd Mtg Amount/Type: **/**
Sale Type: 2nd Mtg Int. Rate/Type: **/**
Deed Type: **WARRANTY DEED** Seller: **GROSSEN P & M TRUST**
Deed Doc #: **100443**

Owner Information:

Owner Name: **URBAN HOMES NW LLC** Carrier Route:
Mailing Address: **7815-7817 N DENVER AVE**
City: **PORTLAND**
State: **OR**
Zip: **97217**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,744**
 Total Rooms: **4**
 Bedrooms: **4**
 Bath (F/H): **2 /**
 Year Built / Eff: **1959 / 1959**
 Fireplace: **2**
 # of Stories: **1**
 Quality:

Parking Type: **BUILT-IN**
 Garage Area: **440**
 Garage Capacity: **2**
 Parking Spaces:
 Pool:
 Pool Area:
 Style: **UNKNOWN**

Site Information:

Land Use: **DUPLEX**
 Zoning: **R2**
 Site Influence:

Acres: **0.12**
 Lot Area: **5,200**
 Res/Comm Units: **/**

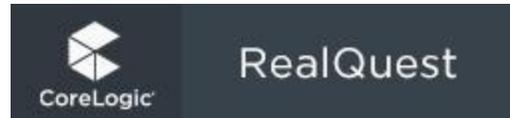
Tax Information:

Assessed Value: **\$618,590**
 Land Value: **\$235,000**
 Improvement Value: **\$383,590**
 Total Taxable Value: **\$220,680**

Property Tax: **\$5,904.39**
 Tax Area: **710**
 Tax Exemption:
 Improvement %: **62%**

Foreclosure Activity Report

For Property Located At

**8631 NE GOING PL, PORTLAND, OR 97220-4816**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **03/03/2025** Filing Date: **10/28/2024**
 Foreclosure Doc #: 11945 Recording Book/Page: **/**

Borrower 1: **SCIUCHETTI RYAN S**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #: **(916) 939-0772**
 Trustee Address: **108 1ST AVE S STE 450** Trustee Sale Order #: **OR-24-996360**
 City: **SEATTLE** Trustee Sale Order Ext: **SW**
 State: **WA**
 Zip: **98104**

Auction Date: **03/07/2025** Judgement Amount: **\$144,190**
 Auction Time: **10:00**
 Auction Address: **1200 SW FIRST AVE**
 City: **PORTLAND**

Default Mortgage Information:

Mtg Amt/Type: **\$174,000 /** Default Amt:
 Mtg Recording Date: **02/25/2008** Default Date:
 Mtg Doc #: 28337
 Mtg Book/Page:
 Lender: **062161** 1st Missed Pymt Date: **02/01/2024**
 Lender Address:
 City: Lender Phone #:
 State: Vesting Codes: **/ /**
 Zip: Title Company:

Location Information:

Legal Description: **HELENSVIEW & RPLT, BLOCK 4, LOT 18**
 County: **MULTNOMAH, OR** APN: **R178656**
 Subdivision: **HELENSVIEW REP** Map Reference: **/ 1N-2E-21-NW-SW**
 Legal Lot: **18** Township-Range-Sect: **1N-2E-21**

Legal Block: 4

Munic/Township:

Last Market Sale Information:

Sale Date: 08/28/2006
Recording Date: 08/31/2006
Sale Price: \$169,000
Sale Type:
Deed Type: PERSONAL REPRESENTATIVE'S DEED
Deed Doc #: 163032

1st Mtg Amount/Type: \$135,200 / CONV
1st Mtg Int. Rate/Type: 6.88 / ADJ
2nd Mtg Amount/Type: \$33,800 / CONV
2nd Mtg Int. Rate/Type: /
Seller: BUCKSHNIS RICK

Owner Information:

Owner Name: SCIUCHETTI RYAN S
Mailing Address: 8631 NE GOING PL
City: PORTLAND
State: OR
Zip: 97220-4816

Carrier Route: C041

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: 768
Total Rooms:
Bedrooms: 3
Bath (F/H): 1 /
Year Built / Eff: 1949 / 1949
Fireplace:
of Stories: 1
Quality:

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

Site Information:

Land Use: SFR
Zoning: R7
Site Influence:

Acres: 0.13
Lot Area: 5,612
Res/Comm Units: /

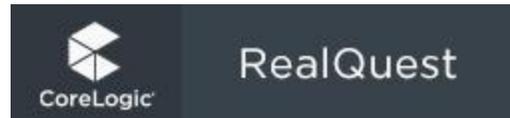
Tax Information:

Assessed Value: \$317,650
Land Value: \$217,500
Improvement Value: \$100,150
Total Taxable Value: \$123,150

Property Tax: \$2,784.38
Tax Area: 006
Tax Exemption:
Improvement %: 32%

Foreclosure Activity Report

For Property Located At



329 NE 156TH AVE, PORTLAND, OR 97230-4818

Record #: 3

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **03/03/2025** Filing Date: **11/06/2024**
 Foreclosure Doc #: **11861** Recording Book/Page: **/**

Borrower 1: **ROSHOLT ROBERT G**
 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-24-997041**
 City: **SEATTLE** Trustee Sale Order Ext: **RM**
 State: **WA**
 Zip: **98104**

Auction Date: **03/17/2025**
 Auction Time: **10:00** Judgement Amount: **\$405,472**
 Auction Address: **1200 SW FIRST AVE**
 City: **PORTLAND**

Default Mortgage Information:

Mtg Amt/Type: **\$412,500 /**
 Mtg Recording Date: **09/07/2021** Default Amt:
 Mtg Doc #: **135524** Default Date:
 Mtg Book/Page:
 Lender: **052595** 1st Missed Pymt Date: **04/01/2024**
 Lender Address:
 City: Lender Phone #:
 State: Vesting Codes: **//**
 Zip: Title Company:

Location Information:

Legal Description: **SECTION 36 1N 2E, TL 5600 0.50 ACRES**
 County: **MULTNOMAH, OR** APN: **R320175**
 Subdivision: **MARION** Map Reference: **/ 1N-2E-36-SE-NW**
 Legal Lot: **27** Township-Range-Sect: **1N-2E-36**
 Legal Block: Munic/Township:

Last Market Sale Information:

Sale Date: **08/22/2018** 1st Mtg Amount/Type: **\$330,000 / CONV**
 Recording Date: **08/22/2018** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$440,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **WARRANTY DEED** Seller: **MITCHELL KATHLEEN M TRUST**
 Deed Doc #: **88654**

Owner Information:

Owner Name: **ROSHOLT ROBERT G**
 Mailing Address: **409 NE 156TH AVE**
 City: **PORTLAND**
 State: **OR** Carrier Route: **C004**
 Zip: **97230-4820**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **2,083** Parking Type: **DETACHED GARAGE**
 Total Rooms: **625**
 Bedrooms: **4** Garage Area: **625**
 Bath (F/H): **2 /** Garage Capacity: **1**
 Year Built / Eff: **1959 / 1959** Parking Spaces:
 Fireplace: **1** Pool:
 Pool Area:

of Stories: 1 Style: UNKNOWN
Quality:

Site Information:

Land Use: SFR Acres: 0.50
Zoning: R7 Lot Area: 21,630
Site Influence: Res/Comm Units: /

Tax Information:

Assessed Value: \$563,440 Property Tax: \$6,514.94
Land Value: \$216,500 Tax Area: 406
Improvement Value: \$346,940 Tax Exemption:
Total Taxable Value: \$284,900 Improvement %: 62%

Foreclosure Activity Report

For Property Located At



922 NW 11TH AVE 714, PORTLAND, OR 97209-2779

Record #: 4

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **03/03/2025** Filing Date: **10/23/2024**
Foreclosure Doc #: 11939 Recording Book/Page: /

Borrower 1: **SHIRAI BRIAN A**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: **TONY KULLEN** Trustee Phone #: **(503) 228-6044**
Trustee Address: **121 SW MORRISON ST STE 600** Trustee Sale Order #:
City: **PORTLAND** Trustee Sale Order Ext:
State: **OR**
Zip: **97204**

Auction Date: **04/02/2025**
Auction Time: **11:00** Judgement Amount:
Auction Address: **1200 SW FIRST AVE**
City: **PORTLAND**

Default Mortgage Information:

Mtg Amt/Type: **\$503,500 /**
Mtg Recording Date: **04/10/2023** Default Amt: **\$504,641**
Mtg Doc #: 21190 Default Date: **10/21/2024**
Mtg Book/Page:
Lender: 1st Missed Pymt Date:
Lender Address: Lender Phone #:
City: Vesting Codes: / /
State: Title Company:
Zip:

Location Information:

Legal Description: **PARK PLACE CONDOMINIUMS IN THE PEARL, LOT 714**
County: **MULTNOMAH, OR** APN: **R551188**
Subdivision: **PARK PLACE CONDO IN THE PEARL** Map Reference: **/ 1N-1E-34-NW-SW**
Legal Lot: **714** Township-Range-Sect: **1N-1E-34**
Legal Block: Munic/Township:

Last Market Sale Information:

Sale Date: **07/22/2008** 1st Mtg Amount/Type: /
Recording Date: **11/21/2008** 1st Mtg Int. Rate/Type: /
Sale Price: **\$430,000** 2nd Mtg Amount/Type: /
Sale Type: **FULL** 2nd Mtg Int. Rate/Type: /

Deed Type: **WARRANTY DEED** Seller: **TRIPATHI ARVIND S & CHHAYA**

Deed Doc #: 159669

Owner Information:

Owner Name: **SHIRAI BRIAN A**
Mailing Address: **922 NW 11TH AVE APT 714**
City: **PORTLAND**
State: **OR**
Zip: **97209-2779**

Carrier Route: **C015**

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: **1,028**
Total Rooms:
Bedrooms
Bath (F/H): **2 /**
Year Built / Eff: **2004 / 2004**
Fireplace: **1**
of Stories: **1**
Quality:

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

Site Information:

Land Use: **CONDOMINIUM**
Zoning: **EX**
Site Influence:

Acres:
Lot Area:
Res/Comm Units: **/**

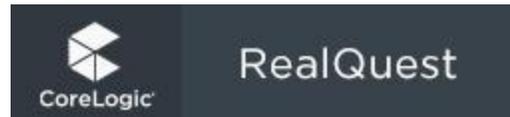
Tax Information:

Assessed Value: **\$434,060**
Land Value:
Improvement Value: **\$434,060**
Total Taxable Value: **\$356,660**

Property Tax: **\$7,923.78**
Tax Area: **001**
Tax Exemption:
Improvement %: **100%**

Foreclosure Activity Report

For Property Located At



4510 SE 128TH AVE, PORTLAND, OR 97236-3712

Record #: 5

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **02/28/2025**
 Foreclosure Doc #: **11531**

Foreclosure Stage: **AUCTION**
 Filing Date: **02/27/2025**
 Recording Book/Page: **/**

Borrower 1: **NW MCCOY INC**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **SEIDENWURM PC**
 Trustee Address: **PO BOX 910739**
 City: **SAN DIEGO**
 State: **CA**
 Zip: **92191**

Trustee Phone #:
 Trustee Sale Order #: **230404118**
 Trustee Sale Order Ext:

Auction Date: **07/07/2025**
 Auction Time: **10:00**
 Auction Address: **1200 SW FIRST AVE**
 City: **PORTLAND**

Judgement Amount: **\$972,350**

Default Mortgage Information:

Mtg Amt/Type: **\$842,000 /**
 Mtg Recording Date: **06/14/2021**
 Mtg Doc #: **92189**
 Mtg Book/Page:
 Lender: **148570**
 Lender Address:
 City:
 State:
 Zip:

Default Amt:
 Default Date:
 1st Missed Pymt Date: **02/01/2025**
 Lender Phone #:
 Vesting Codes: **/ / CO**
 Title Company:

Location Information:

Legal Description: **SECTION 14 1S 2E, TL 700 1.89 ACRES**
 County: **MULTNOMAH, OR**
 Subdivision:
 Legal Lot:
 Legal Block:

APN: **R334940**
 Map Reference: **/ 1S-2E-14-NW-NE**
 Township-Range-Sect: **1S-2E-14**
 Munic/Township:

Last Market Sale Information:

Sale Date: **10/07/2019**
 Recording Date: **10/15/2019**
 Sale Price: **\$475,000**
 Sale Type:
 Deed Type: **PERSONAL REPRESENTATIVE'S DEED**
 Deed Doc #: **111445**

1st Mtg Amount/Type: **\$350,000 / PRIVATE PARTY**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **\$175,000 / PRIVATE PARTY**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **WERBIN THELMA I**

Owner Information:

Owner Name: **NW MCCOY INC**
 Mailing Address: **4510 SE 128TH AVE**
 City: **PORTLAND**
 State: **OR**
 Zip: **97236-3712**

Carrier Route: **C046**

Owner Transfer Information:

Sale Date: **11/08/2024**
 Recording Date: **01/29/2025**
 Sale Price:

Deed Type: **WARRANTY DEED**
 Deed Doc #: **5011**
 Vesting Codes: **/ / CO**

Property Characteristics:

Living Area: **853**
 Total Rooms:
 Bedrooms: **2**
 Bath (F/H): **1 /**

Parking Type: **ATTACHED GARAGE**
 Garage Area: **584**
 Garage Capacity: **2**
 Parking Spaces:

Year Built / Eff: 1952 / 1952
Fireplace: 2
of Stories: 1
Quality:

Pool:
Pool Area:
Style: RANCH

Site Information:

Land Use: SFR
Zoning: R10
Site Influence:

Acres: 1.89
Lot Area: 82,131
Res/Comm Units: /

Tax Information:

Assessed Value: \$775,760
Land Value: \$585,200
Improvement Value: \$190,560
Total Taxable Value: \$300,950

Property Tax: \$7,179.52
Tax Area: 113
Tax Exemption:
Improvement %: 25%

Foreclosure Activity Report

For Property Located At



813 SE 15TH AVE, PORTLAND, OR 97214-2607

Record #: 6

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF DEFAULT
Recording Date: 02/28/2025
Foreclosure Doc #: 11703

Foreclosure Stage: AUCTION
Filing Date: 02/27/2025
Recording Book/Page: /

Borrower 1: JONES NELSON L
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: CLEAR RECON CORP
Trustee Address: 1915 NE STUCKI AVE
City: HILLSBORO
State: OR
Zip: 97006

Trustee Phone #: (866) 931-0036
Trustee Sale Order #: 127805
Trustee Sale Order Ext: OR

Auction Date: 07/15/2025
Auction Time: 1:00
Auction Address: 1200 SW FIRST AVE
City: PORTLAND

Judgement Amount: \$90,659

Default Mortgage Information:

Mtg Amt/Type: \$157,500 / FIX
Mtg Recording Date: 08/21/2002
Mtg Doc #: 148121
Mtg Book/Page:
Lender: 083841
Lender Address:
City:
State:
Zip:

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

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

Location Information:

Legal Description: BELMOR, LOT 3
County: MULTNOMAH, OR
Subdivision: BELMOR
Legal Lot: 3
Legal Block:

APN: R114538
Map Reference: / 1S-1E-02-NE-NW
Township-Range-Sect: 1S-1E-02
Munic/Township:

Last Market Sale Information:

Sale Date: 10/1997
Recording Date: 02/27/1998
Sale Price: \$197,500

1st Mtg Amount/Type: \$158,000 / CONV
1st Mtg Int. Rate/Type: / FIXED
2nd Mtg Amount/Type: /

Sale Type: **FULL**
Deed Type: **WARRANTY DEED**

2nd Mtg Int. Rate/Type: /
Seller: **BELMOR
DEVELOPMENT L L C**

Deed Doc #: 31285

Owner Information:

Owner Name: **JONES NELSON L**
Mailing Address: **813 SE 15TH AVE**
City: **PORTLAND**
State: **OR**
Zip: **97214-2607**

Carrier Route: **C055**

Owner Transfer Information:

Sale Date: **05/11/2016**
Recording Date: **04/14/2017**
Sale Price:

Deed Type: **WARRANTY DEED**
Deed Doc #: 46353
Vesting Codes: / /

Property Characteristics:

Living Area: **1,874**
Total Rooms:
Bedrooms **2**
Bath (F/H): **2 / 1**
Year Built / Eff: **1997 / 1997**
Fireplace:
of Stories: **2**
Quality:

Parking Type: **BUILT-IN**
Garage Area: **556**
Garage Capacity: **2**
Parking Spaces:
Pool:
Pool Area:
Style: **UNKNOWN**

Site Information:

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

Acres: **0.04**
Lot Area: **1,700**
Res/Comm Units: /

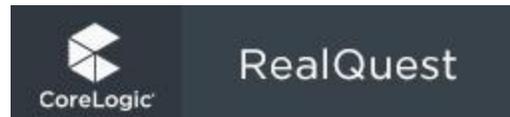
Tax Information:

Assessed Value: **\$591,780**
Land Value: **\$293,950**
Improvement Value: **\$297,830**
Total Taxable Value: **\$327,570**

Property Tax: **\$8,764.27**
Tax Area: **201**
Tax Exemption:
Improvement %: **50%**

Foreclosure Activity Report

For Property Located At



602 NE 71ST AVE, PORTLAND, OR 97213-5548

Record #: 7

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **02/28/2025**
 Foreclosure Doc #: **11148**

Foreclosure Stage: **AUCTION**
 Filing Date: **02/27/2025**
 Recording Book/Page: **/**

Borrower 1: **SWANSON DELBERT C**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **PRIME RECON LLC**
 Trustee Address: **27368 VIA INDUSTRIA STE 201**
 City: **TEMECULA**
 State: **CA**
 Zip: **92590**

Trustee Phone #: **(888) 725-4142**
 Trustee Sale Order #: **180714**
 Trustee Sale Order Ext:

Auction Date: **07/15/2025**
 Auction Time: **1:00**
 Auction Address: **1200 SW FIRST AVE**
 City: **PORTLAND**

Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **\$81,520 /**
 Mtg Recording Date: **04/22/2013**
 Mtg Doc #: **54244**
 Mtg Book/Page:
 Lender: **158251**
 Lender Address:
 City:
 State:
 Zip:

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

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

Location Information:

Legal Description: **JONESMORE, BLOCK 19, LOT 12&13**
 County: **MULTNOMAH, OR**
 Subdivision: **JONESMORE**
 Legal Lot: **12**
 Legal Block: **19**

APN: **R193752**
 Map Reference: **/ 1N-2E-32-NW-SE**
 Township-Range-Sect: **1N-2E-32**
 Munic/Township:

Last Market Sale Information:

Sale Date:
 Recording Date:
 Sale Price:
 Sale Type:
 Deed Type: **DEED (REG)**
 Deed Doc #: **1140-1801**

1st Mtg Amount/Type: **/**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller:

Owner Information:

Owner Name: **SWANSON DELBERT C**
 Mailing Address: **602 NE 71ST AVE**
 City: **PORTLAND**
 State: **OR**
 Zip: **97213-5548**

Carrier Route: **C016**

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

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

Property Characteristics:

Living Area: **1,618**
 Total Rooms:
 Bedrooms: **4**
 Bath (F/H): **1 /**
 Year Built / Eff: **1912 / 1912**
 Fireplace: **1**
 # of Stories: **1**

Parking Type: **DETACHED GARAGE**
 Garage Area: **360**
 Garage Capacity: **1**
 Parking Spaces:
 Pool:
 Pool Area:
 Style: **UNKNOWN**

Quality:

Site Information:

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

Tax Information:

Assessed Value:	\$519,950	Property Tax:	\$5,167.02
Land Value:	\$240,000	Tax Area:	201
Improvement Value:	\$279,950	Tax Exemption:	
Total Taxable Value:	\$193,120	Improvement %:	54%

Foreclosure Activity Report

For Property Located At



2039 SE LEXINGTON ST, PORTLAND, OR 97202-6249

Record #: 8

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 #:	11696	Recording Book/Page:	/

Borrower 1: **FORSBERG BENJAMIN C & CHERTON U**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name:	CLEAR RECON CORP	Trustee Phone #:	(866) 931-0036
Trustee Address:	1915 NE STUCKI AVE	Trustee Sale Order #:	131952
City:	HILLSBORO	Trustee Sale Order Ext:	OR
State:	OR		
Zip:	97006		

Auction Date:	07/15/2025	Judgement Amount:	\$375,248
Auction Time:	1:00		
Auction Address:	1200 SW FIRST AVE		
City:	PORTLAND		

Default Mortgage Information:

Mtg Amt/Type:	\$376,054 /	Default Amt:	
Mtg Recording Date:	10/02/2020	Default Date:	
Mtg Doc #:	127908	1 st Missed Pymt Date:	
Mtg Book/Page:			
Lender:	006942	Lender Phone #:	
Lender Address:		Vesting Codes:	/ /
City:		Title Company:	
State:			
Zip:			

Location Information:

Legal Description:	CRYSTAL SPR ADD, BLOCK 6, LOT 9&10 TL 8300	APN:	R143202
County:	MULTNOMAH, OR	Map Reference:	/ 1S-1E-23-SE-NE
Subdivision:	CRYSTAL SPR ADD	Township-Range-Sect:	1S-1E-23
Legal Lot:	9	Munic/Township:	
Legal Block:	6		

Last Market Sale Information:

Sale Date:	09/17/2009	1 st Mtg Amount/Type:	\$244,200 / FHA
Recording Date:	10/23/2009	1 st Mtg Int. Rate/Type:	5.50 /
Sale Price:	\$294,000	2 nd Mtg Amount/Type:	/
Sale Type:	FULL	2 nd Mtg Int. Rate/Type:	/
Deed Type:	SPECIAL WARRANTY DEED	Seller:	ISAC 2006-5 2006-5 TRUST FUND

Deed Doc #: 148917

Owner Information:

Owner Name: **FORSBERG BENJAMIN C/FORSBERG CHERTON U**
Mailing Address: **2039 SE LEXINGTON ST**
City: **PORTLAND**
State: **OR** Carrier Route: **C026**
Zip: **97202-6249**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,920** Parking Type: **DETACHED GARAGE**
Total Rooms: Garage Area: **234**
Bedrooms: **2** Garage Capacity: **1**
Bath (F/H): **2 /** Parking Spaces:
Year Built / Eff: **1925 / 1925** Pool:
Fireplace: Pool Area:
of Stories: **2** Style: **UNKNOWN**
Quality:

Site Information:

Land Use: **SFR** Acres: **0.12**
Zoning: **R5** Lot Area: **5,231**
Site Influence: Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$637,030** Property Tax: **\$6,565.51**
Land Value: **\$325,000** Tax Area: **201**
Improvement Value: **\$312,030** Tax Exemption:
Total Taxable Value: **\$245,390** Improvement %: **49%**