

# Foreclosure Activity Report

For Property Located At



RealQuest

## 17 WALKING WOODS DR, LAKE OSWEGO, OR 97035-1023

Record #: 1

### Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **LIS PENDENS** Foreclosure Stage: **PRE-FORECLOSURE**  
Recording Date: **02/10/2025** Filing Date: **02/06/2025**  
Foreclosure Doc #: **7604** Recording Book/Page: **/**

Defendant 1: **RESCAP LIQUIDATION TRUST** Plaintiff 1: **US BK NA**  
Defendant 2: **GMAC MTG LLC** Plaintiff 2:  
Defendant 3:  
Defendant 4:

Attorney Name: **MALCOLM CISNEROS** Attorney Phone #: **(949) 252-9400**  
Case #: **12-1202 MG**

### Default Mortgage Information:

Mtg Amt/Type: **/**  
Mtg Recording Date: Default Amt:  
Mtg Doc #: Default Date:  
Mtg Book/Page: Vesting Codes: **/ EA /**  
Title Company: **ATTORNEY ONLY**

### Location Information:

Legal Description: **MOUNTAIN PARK, BLOCK 38, LOT 17**  
County: **MULTNOMAH, OR** APN: **R222780**  
Subdivision: **MOUNTAIN PARK** Map Reference: **/ 1S-1E-32-SW-NE**  
Legal Lot: **17** Township-Range-Sect: **1S-1E-32**  
Legal Block: **38** Munic/Township:

### Last Market Sale Information:

Sale Date: **09/12/2011** 1<sup>st</sup> Mtg Amount/Type: **\$304,000 / CONV**  
Recording Date: **09/15/2011** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
Sale Price: **\$320,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: **FULL** 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **WARRANTY DEED** Seller: **ROTEN MICHAEL G & DIANE C**

Deed Doc #: 101876

### Owner Information:

Owner Name: **BRANNAN JAYMIE L/PERKINS WILLIAM M**  
Mailing Address: **17 WALKING WOODS DR**  
City: **LAKE OSWEGO**  
State: **OR** Carrier Route: **C008**  
Zip: **97035-1023**

### Owner Transfer Information:

Sale Date: **04/24/2018** Deed Type: **BARGAIN & SALE DEED**  
Recording Date: **04/30/2018** Deed Doc #: **45715**  
Sale Price: Vesting Codes: **/ /**

### Property Characteristics:

Living Area: **2,924** Parking Type: **BUILT-IN**  
Total Rooms: Garage Area: **636**  
Bedrooms: **3** Garage Capacity: **1**  
Bath (F/H): **3 /** Parking Spaces:  
Year Built / Eff: **1979 / 1979** Pool:  
Fireplace: **1** Pool Area:  
# of Stories: **2** Style: **UNKNOWN**  
Quality:

**Site Information:**

Land Use:	SFR	Acres:	0.18
Zoning:	R-7.5	Lot Area:	8,012
Site Influence:		Res/Comm Units:	/

**Tax Information:**

Assessed Value:	\$703,370	Property Tax:	\$9,393.76
Land Value:	\$330,000	Tax Area:	281
Improvement Value:	\$373,370	Tax Exemption:	
Total Taxable Value:	\$430,810	Improvement %:	53%

**Foreclosure Activity Report**

For Property Located At

**65 NE LOMBARD ST, PORTLAND, OR 97211-2213**

Record #: 2

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	LIS PENDENS	Foreclosure Stage:	PRE-FORECLOSURE
Recording Date:	02/07/2025	Filing Date:	10/24/2024
Foreclosure Doc #:	7006	Recording Book/Page:	/

Defendant 1:	HAN CHUNG	Plaintiff 1:	LAKEVIEW LN SERVICING LLC
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Defendant 2:	SECRETARY OF HSNG & URBAN DEV	Plaintiff 2:	
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Defendant 3:  
Defendant 4:

Attorney Name:	MALCOLM CISNEROS	Attorney Phone #:	(949) 252-9400
		Case #:	24CV48599

**Default Mortgage Information:**

Mtg Amt/Type:	\$431,674 /	Default Amt:	
Mtg Recording Date:	08/25/2022	Default Date:	
Mtg Doc #:	80940	Vesting Codes:	/ /
Mtg Book/Page:		Title Company:	ATTORNEY ONLY

**Location Information:**

Legal Description:	LOVELEIGH, BLOCK 17, LOT 16	APN:	R209135
County:	MULTNOMAH, OR	Map Reference:	/ 1N-1E-10-SE-SE
Subdivision:	LOVELEIGH	Township-Range-Sect:	1N-1E-10
Legal Lot:	16	Munic/Township:	
Legal Block:	17		

**Last Market Sale Information:**

Sale Date:	08/24/2022	1 <sup>st</sup> Mtg Amount/Type:	\$431,674 / FHA
Recording Date:	08/25/2022	1 <sup>st</sup> Mtg Int. Rate/Type:	/
Sale Price:	\$440,000	2 <sup>nd</sup> Mtg Amount/Type:	/
Sale Type:		2 <sup>nd</sup> Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	INNOVATIVE MANAGEMENT LLC
Deed Doc #:	80939		

**Owner Information:**

Owner Name:	HAN CHUNG	Carrier Route:	C032
Mailing Address:	65 NE LOMBARD ST		
City:	PORTLAND		
State:	OR		
Zip:	97211-2213		

**Owner Transfer Information:**

Sale Date:  
 Recording Date:  
 Sale Price:

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

**Property Characteristics:**

Living Area: 928  
 Total Rooms:  
 Bedrooms: 2  
 Bath (F/H): 1 /  
 Year Built / Eff: 1915 / 1915  
 Fireplace:  
 # of Stories: 1  
 Quality:

Parking Type: DETACHED GARAGE  
 Garage Area: 240  
 Garage Capacity: 1  
 Parking Spaces:  
 Pool:  
 Pool Area:  
 Style: UNKNOWN

**Site Information:**

Land Use: SFR  
 Zoning: R2  
 Site Influence:

Acres: 0.11  
 Lot Area: 5,000  
 Res/Comm Units: /

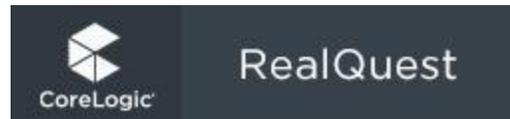
**Tax Information:**

Assessed Value: \$523,930  
 Land Value: \$232,500  
 Improvement Value: \$291,430  
 Total Taxable Value: \$150,820

Property Tax: \$3,880.20  
 Tax Area: 201  
 Tax Exemption:  
 Improvement %: 56%

**Foreclosure Activity Report**

For Property Located At



**4515-4525 N MONTANA AVE, PORTLAND, OR 97217**

Record #: 3

**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: MONTANA PRESCOTT HLDGS LLC

Plaintiff 1:

Defendant 2:  
 Defendant 3:  
 Defendant 4:

Plaintiff 2:

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, S 46' OF LOT 6, N 46' OF LOT 7  
 County: MULTNOMAH, OR APN: R210483

Subdivision: **M PATTONS ADD**  
Legal Lot: **6**  
Legal Block: **10**

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: **\$1,341,000**  
Sale Type:  
Deed Type: **WARRANTY DEED**

1<sup>st</sup> Mtg Amount/Type: **\$1,508,850 /**  
1<sup>st</sup> Mtg Int. Rate/Type: **/**  
2<sup>nd</sup> Mtg Amount/Type: **/**  
2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Seller: **CULLEN JOSEPH M & J M TRUST**

Deed Doc #: **138075**

**Owner Information:**

Owner Name: **MONTANA PRESCOTT HOLDINGS LLC**  
Mailing Address: **10117 SE SUNNYSIDE RD STE F**  
City: **CLACKAMAS**  
State: **OR**  
Zip: **97015-6798**

Carrier Route: **R001**

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

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

**Property Characteristics:**

Living Area: **2,250**  
Total Rooms:  
Bedrooms: **4**  
Bath (F/H): **4 /**  
Year Built / Eff: **1943 / 1943**  
Fireplace:  
# of Stories: **1**  
Quality:

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

**Site Information:**

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

Acres: **0.22**  
Lot Area: **9,600**  
Res/Comm Units: **/**

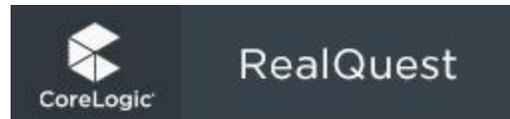
**Tax Information:**

Assessed Value: **\$1,225,420**  
Land Value: **\$860,700**  
Improvement Value: **\$364,720**  
Total Taxable Value: **\$162,140**

Property Tax: **\$4,171.41**  
Tax Area: **710**  
Tax Exemption:  
Improvement %: **30%**

## Foreclosure Activity Report

For Property Located At



**4501-4509 N MONTANA AVE, PORTLAND, OR 97217**

Record #: **4**

**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** Opening Bid Amount:  
 Auction Time: **11:00** Judgement Amount:  
 Auction Address: **1200 SW FIRST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: / Default Amt:  
 Mtg Recording Date: Default Date:  
 Mtg Doc #:  
 Mtg Book/Page:  
 Lender: **050914**  
 Lender Address: **5413 MERIDIAN AVE N**  
 City: **SEATTLE** Lender Phone #: **(206) 362-4444**  
 State: **WA** Vesting Codes: **/ / CO**  
 Zip: **98103** Title Company:

**Location Information:**

Legal Description: **M PATTONS ADD & 2ND, BLOCK 10, S 4' OF LOT 7, LOT 8**  
 County: **MULTNOMAH, OR** APN: **R210484**  
 Subdivision: **M PATTONS ADD** Map Reference: **/ 1N-1E-22-NW-SW**  
 Legal Lot: **7** Township-Range-Sect: **1N-1E-22**  
 Legal Block: **10** Munic/Township:

**Last Market Sale Information:**

Sale Date: **11/01/2016** 1<sup>st</sup> Mtg Amount/Type: **\$1,508,850 /**  
 Recording Date: **11/02/2016** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$1,341,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **CULLEN JOSEPH M & J M TRUST**  
 Deed Doc #: **138075**

**Owner Information:**

Owner Name: **MONTANA PRESCOTT HOLDINGS LLC**  
 Mailing Address: **10117 SE SUNNYSIDE RD STE F**  
 City: **CLACKAMAS**  
 State: **OR** Carrier Route: **R001**  
 Zip: **97015-6798**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **2,250** Parking Type:  
 Total Rooms: Garage Area:  
 Bedrooms: **4** Garage Capacity:  
 Bath (F/H): **4 /** Parking Spaces:  
 Year Built / Eff: **1943 / 1943** Pool:  
 Fireplace: Pool Area:  
 # of Stories: **1** Style: **UNKNOWN**  
 Quality:

**Site Information:**

Land Use:	QUADRUPLEX	Acres:	0.12
Zoning:	EX	Lot Area:	5,400
Site Influence:		Res/Comm Units:	/

**Tax Information:**

Assessed Value:	\$669,720	Property Tax:	\$5,175.21
Land Value:	\$305,000	Tax Area:	710
Improvement Value:	\$364,720	Tax Exemption:	
Total Taxable Value:	\$201,150	Improvement %:	54%

**Foreclosure Activity Report**

For Property Located At

**6722 N RICHMOND AVE, PORTLAND, OR 97203-5528**

Record #: 5

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	01/30/2025	Filing Date:	10/17/2024
Foreclosure Doc #:	5451	Recording Book/Page:	/

Borrower 1: **WAGNER ROBERT K**  
 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 #: **OR05000048-23**  
 Trustee Sale Order Ext: **1**

Auction Date: **02/25/2025**  
 Auction Time: **1:00**  
 Auction Address: **1200 SW FIRST AVE**  
 City: **PORTLAND**

Judgement Amount:

**Default Mortgage Information:**

Mtg Amt/Type: **\$257,458 /**  
 Mtg Recording Date: **04/06/2022**  
 Mtg Doc #: **36115**  
 Mtg Book/Page:  
 Lender: **083841**  
 Lender Address:  
 City:  
 State:  
 Zip:

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

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

**Location Information:**

Legal Description:	<b>BRIDGEVIEW CONDOMINIUM, LOT 6722</b>	APN:	<b>R121172</b>
County:	<b>MULTNOMAH, OR</b>	Map Reference:	<b>/ 1N-1W-12-NE-SW</b>
Subdivision:	<b>BRIDGEVIEW CONDO</b>	Township-Range-Sect:	<b>1N-1W-12</b>
Legal Lot:	<b>6722</b>	Munic/Township:	

**Last Market Sale Information:**

Sale Date:	<b>04/05/2022</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$261,250 / CONV</b>
Recording Date:	<b>04/06/2022</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/</b>
Sale Price:	<b>\$275,000</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>SCARBOROUGH KATYE L</b>
Deed Doc #:	<b>36114</b>		

**Owner Information:**

Owner Name:	<b>WAGNER ROBERT K</b>	Carrier Route:	<b>C002</b>
Mailing Address:	<b>6722 N RICHMOND AVE</b>		
City:	<b>PORTLAND</b>		
State:	<b>OR</b>		
Zip:	<b>97203-5528</b>		

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area:	<b>1,149</b>	Parking Type:	<b>GARAGE</b>
Total Rooms:		Garage Area:	
Bedrooms:	<b>2</b>	Garage Capacity:	<b>1</b>
Bath (F/H):	<b>2 /</b>	Parking Spaces:	
Year Built / Eff:	<b>1995 / 1995</b>	Pool:	
Fireplace:	<b>1</b>	Pool Area:	
# of Stories:	<b>1</b>	Style:	
Quality:			

**Site Information:**

Land Use:	<b>CONDOMINIUM</b>	Acres:	
Zoning:	<b>R1</b>	Lot Area:	
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$335,970</b>	Property Tax:	<b>\$6,024.08</b>
Land Value:		Tax Area:	<b>201</b>
Improvement Value:	<b>\$335,970</b>	Tax Exemption:	
Total Taxable Value:	<b>\$247,570</b>	Improvement %:	<b>100%</b>

## Foreclosure Activity Report

For Property Located At



RealQuest

**2434 SE 92ND AVE, PORTLAND, OR 97216-2033**Record #: **6**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF SALE**  
 Recording Date: **01/30/2025**  
 Foreclosure Doc #:

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

Defendant 1: **JENNY STATION LLC**  
 Defendant 2:  
 Defendant 3:  
 Defendant 4:

Plaintiff 1:  
 Plaintiff 2:

Attorney Name:

Attorney Phone # :  
 Case #:

Auction Date: **03/04/2025**  
 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: **053704**  
 Lender Address:  
 City:  
 State:  
 Zip:

Default Amt:  
 Default Date:

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

**Location Information:**

Legal Description: **COVELL AC, LOT 10 TL 12300**  
 County: **MULTNOMAH, OR**  
 Subdivision: **COVELL ACRES**  
 Legal Lot: **10**  
 Legal Block:

APN: **R142247**  
 Map Reference: / **1S-2E-04-SW-SE**  
 Township-Range-Sect: **1S-2E-04**  
 Munic/Township:

**Last Market Sale Information:**

Sale Date: **04/05/2018**  
 Recording Date: **04/06/2018**  
 Sale Price: **\$190,000**  
 Sale Type:  
 Deed Type: **WARRANTY DEED**  
 Deed Doc #: **36751**

1<sup>st</sup> Mtg Amount/Type: **\$300,000 /**  
 1<sup>st</sup> Mtg Int. Rate/Type: /  
 2<sup>nd</sup> Mtg Amount/Type: /  
 2<sup>nd</sup> Mtg Int. Rate/Type: /  
 Seller: **P4K LLC**

**Owner Information:**

Owner Name: **JENNY STATION LLC**  
 Mailing Address: **8733 SE DIVISION ST STE 201**  
 City: **PORTLAND**  
 State: **OR**  
 Zip: **97266-1470**

Carrier Route: **C001**

**Owner Transfer Information:**

Sale Date: **01/12/2023**  
 Recording Date: **01/12/2023**  
 Sale Price:

Deed Type: **DEED (REG)**  
 Deed Doc #: **2033**  
 Vesting Codes: / /

**Property Characteristics:**

Living Area:  
 Total Rooms:  
 Bedrooms:  
 Bath (F/H): /  
 Year Built / Eff: **2020 /**  
 Fireplace:  
 # of Stories:  
 Quality:

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

**Site Information:**

Land Use: MULTI FAMILY DWELLING  
Zoning: CG  
Site Influence:

Acres: 0.41  
Lot Area: 6,418  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$1,898,790  
Land Value: \$128,360  
Improvement Value: \$1,770,430  
Total Taxable Value: \$734,330

Property Tax: \$11,528.53  
Tax Area: 846  
Tax Exemption: /  
Improvement %: 93%

## Foreclosure Activity Report

For Property Located At



**11010 NE RUSSELL ST, PORTLAND, OR 97220-2976**

Record #: 7

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
Recording Date: **02/03/2025** Filing Date: **09/16/2024**  
Foreclosure Doc #: 5946 Recording Book/Page: /

Borrower 1: **SUND RYAN M & JENNIFER A**  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: **MICHELLE M BERTOLINO** 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: **03/05/2025**  
Auction Time: **11:00** Judgement Amount:  
Auction Address: **1200 SW FIRST AVE**  
City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$50,000 /**  
Mtg Recording Date: **07/06/2023** Default Amt:  
Mtg Doc #: 41820 Default Date:  
Mtg Book/Page:  
Lender: **039155** 1<sup>st</sup> Missed Pymt Date:  
Lender Address:  
City: Lender Phone #:  
State: Vesting Codes: **/ / TY**  
Zip: Title Company: **ATTORNEY ONLY**

**Location Information:**

Legal Description: **CASMUR, BLOCK 2, W 10' OF LOT 29-32, LOT 33, ELY 23' OF LOT 34**  
County: **MULTNOMAH, OR** APN: **R129711**  
Subdivision: **CASMUR** Map Reference: **/ 1N-2E-27-SW-NE**  
Legal Lot: **29** Township-Range-Sect: **1N-2E-27**  
Legal Block: **2** Munic/Township:

**Last Market Sale Information:**

Sale Date: **08/11/2009** 1<sup>st</sup> Mtg Amount/Type: **\$159,065 / FHA**  
Recording Date: **08/12/2009** 1<sup>st</sup> Mtg Int. Rate/Type: **5.25 /**  
Sale Price: **\$162,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: **FULL** 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **WARRANTY DEED** Seller: **CHARPENTIER PAUL A**  
Deed Doc #: 115964

**Owner Information:**

Owner Name: **SUND RYAN M/SUND JENNIFER A**

Mailing Address: **11010 NE RUSSELL ST**  
City: **PORTLAND**  
State: **OR**  
Zip: **97220-2976**

Carrier Route: **C033**

**Owner Transfer Information:**

Sale Date: **06/29/2023**  
Recording Date: **07/06/2023**  
Sale Price:

Deed Type: **QUIT CLAIM DEED**  
Deed Doc #: **41819**  
Vesting Codes: **UM / /**

**Property Characteristics:**

Living Area: **988**  
Total Rooms:  
Bedrooms **2**  
Bath (F/H): **1 /**  
Year Built / Eff: **1951 / 1951**  
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: **5,800**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$330,250**  
Land Value: **\$202,500**  
Improvement Value: **\$127,750**  
Total Taxable Value: **\$133,720**

Property Tax: **\$2,899.54**  
Tax Area: **006**  
Tax Exemption:  
Improvement %: **39%**

## Foreclosure Activity Report

For Property Located At



**2816 SE EVANS AVE, TROUTDALE, OR 97060-2430**

Record #: **8**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **02/07/2025** Filing Date: **10/22/2024**  
 Foreclosure Doc #: **7174** Recording Book/Page: **/**

Borrower 1: **BEASLEY SHAUN**  
 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-23-956811**  
 City: **SEATTLE** Trustee Sale Order Ext: **BF**  
 State: **WA**  
 Zip: **98104**

Auction Date: **03/06/2025**  
 Auction Time: **10:00** Judgement Amount: **\$165,223**  
 Auction Address: **1200 SW FIRST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$168,400 / FIX**  
 Mtg Recording Date: **10/18/2005** Default Amt:  
 Mtg Doc #: **200789** Default Date:  
 Mtg Book/Page:  
 Lender: **000252** 1<sup>st</sup> Missed Pymt Date: **01/01/2023**  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **//**  
 Zip: Title Company:

**Location Information:**

Legal Description: **SANDEE PALISADES, BLOCK 7, LOT 4**  
 County: **MULTNOMAH, OR** APN: **R265081**  
 Subdivision: **SANDEE PALISADES** Map Reference: **/ 1N-3E-36-SE-SW**  
 Legal Lot: **4** Township-Range-Sect: **1N-3E-36**  
 Legal Block: **7** Munic/Township:

**Last Market Sale Information:**

Sale Date: **07/1996** 1<sup>st</sup> Mtg Amount/Type: **\$116,565 / FHA**  
 Recording Date: **07/05/1996** 1<sup>st</sup> Mtg Int. Rate/Type: **/ ADJ**  
 Sale Price: **\$122,500** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: **FULL** 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **GIBSON KYLE R & DEANNA**  
 Deed Doc #: **101880**

**Owner Information:**

Owner Name: **NIELSEN SHAUN**  
 Mailing Address: **2816 SE EVANS AVE**  
 City: **TROUTDALE**  
 State: **OR** Carrier Route: **C006**  
 Zip: **97060-2430**

**Owner Transfer Information:**

Sale Date: **10/13/2005** Deed Type: **BARGAIN & SALE DEED**  
 Recording Date: **10/18/2005** Deed Doc #: **200788**  
 Sale Price: Vesting Codes: **//**

**Property Characteristics:**

Living Area: **1,300** Parking Type: **ATTACHED GARAGE**  
 Total Rooms: Garage Area: **500**  
 Bedrooms: **3** Garage Capacity: **2**  
 Bath (F/H): **2 /** Parking Spaces:  
 Year Built / Eff: **1979 / 1979** Pool:

Fireplace: 1 Pool Area:  
# of Stories: 1 Style: RANCH  
Quality:

**Site Information:**

Land Use: SFR Acres: 0.20  
Zoning: R-10 Lot Area: 8,581  
Site Influence: Res/Comm Units: /

**Tax Information:**

Assessed Value: \$400,540 Property Tax: \$3,741.69  
Land Value: \$210,000 Tax Area: 242  
Improvement Value: \$190,540 Tax Exemption:  
Total Taxable Value: \$213,090 Improvement %: 48%

## Foreclosure Activity Report

For Property Located At



**760 SE WILLIAMS RD, GRESHAM, OR 97080-1914**

Record #: 9

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE Foreclosure Stage: AUCTION  
Recording Date: 02/07/2025 Filing Date: 10/23/2024  
Foreclosure Doc #: 7173 Recording Book/Page: /

Borrower 1: BUCK KIMBERLY A  
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-24-995296  
City: SEATTLE Trustee Sale Order Ext: RM  
State: WA  
Zip: 98104

Auction Date: 03/11/2025  
Auction Time: 1:00 Judgement Amount: \$224,180  
Auction Address: 1200 SW FIRST AVE  
City: PORTLAND

**Default Mortgage Information:**

Mtg Amt/Type: \$264,127 /  
Mtg Recording Date: 05/09/2016 Default Amt:  
Mtg Doc #: 55745 Default Date:  
Mtg Book/Page: 144640 1<sup>st</sup> Missed Pymt Date:  
Lender: Lender Phone #:  
Lender Address: Vesting Codes: SW / /  
City: Title Company:  
State:  
Zip:

**Location Information:**

Legal Description: SECTION 12 1S 3E, TL 1200 0.37 ACRES  
County: MULTNOMAH, OR APN: R339594  
Subdivision: Map Reference: / 1S-3E-12-SW-SE  
Legal Lot: Township-Range-Sect: 1S-3E-12  
Legal Block: Munic/Township:

**Last Market Sale Information:**

Sale Date: 05/04/2016 1<sup>st</sup> Mtg Amount/Type: \$264,127 / FHA  
Recording Date: 05/09/2016 1<sup>st</sup> Mtg Int. Rate/Type: /  
Sale Price: \$269,000 2<sup>nd</sup> Mtg Amount/Type: /  
Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: /

Deed Type: **WARRANTY DEED** Seller: **DROTENKO OLESYA V & GREG A**

Deed Doc #: **55744**

**Owner Information:**

Owner Name: **BUCK KIMBERLY A**  
Mailing Address: **760 SE WILLIAMS RD**  
City: **GRESHAM**  
State: **OR**  
Zip: **97080-1914**

Carrier Route: **C009**

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

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

**Property Characteristics:**

Living Area: **1,008**  
Total Rooms:  
Bedrooms **3**  
Bath (F/H): **1 /**  
Year Built / Eff: **1956 / 1956**  
Fireplace: **1**  
# of Stories: **1**  
Quality:

Parking Type: **ATTACHED GARAGE**  
Garage Area: **440**  
Garage Capacity: **2**  
Parking Spaces:  
Pool:  
Pool Area:  
Style: **RANCH**

**Site Information:**

Land Use: **SFR**  
Zoning: **LDR-5**  
Site Influence:

Acres: **0.37**  
Lot Area: **16,117**  
Res/Comm Units: **/**

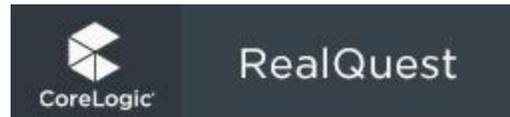
**Tax Information:**

Assessed Value: **\$390,470**  
Land Value: **\$218,500**  
Improvement Value: **\$171,970**  
Total Taxable Value: **\$204,150**

Property Tax: **\$3,731.85**  
Tax Area: **026**  
Tax Exemption:  
Improvement %: **44%**

## Foreclosure Activity Report

For Property Located At



**4726 N OBERLIN ST, PORTLAND, OR 97203-4526**

Record #: **10**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **02/04/2025** Filing Date: **10/21/2024**  
 Foreclosure Doc #: **6513** Recording Book/Page: **/**

Borrower 1: **TURNER LAURA**  
 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-19-850734**  
 City: **SEATTLE** Trustee Sale Order Ext: **SW**  
 State: **WA**  
 Zip: **98104**

Auction Date: **03/11/2025**  
 Auction Time: **1:00** Judgement Amount: **\$268,288**  
 Auction Address: **1200 SW FIRST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$167,300 / ADJ**  
 Mtg Recording Date: **04/29/2005** Default Amt:  
 Mtg Doc #: **77169** Default Date:  
 Mtg Book/Page:  
 Lender: **000252** 1<sup>st</sup> Missed Pymt Date: **12/01/2021**  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **UW / /**  
 Zip: Title Company:

**Location Information:**

Legal Description: **UNIVERSITY PK, BLOCK 87, N 50.03' OF LOT 4 & 5**  
 County: **MULTNOMAH, OR** APN: **R292238**  
 Subdivision: **UNIVERSITY PARK** Map Reference: **/ 1N-1E-08-SW-SE**  
 Legal Lot: **4** Township-Range-Sect: **1N-1E-08**  
 Legal Block: **87** Munic/Township:

**Last Market Sale Information:**

Sale Date: **04/28/2005** 1<sup>st</sup> Mtg Amount/Type: **\$167,300 / CONV**  
 Recording Date: **04/29/2005** 1<sup>st</sup> Mtg Int. Rate/Type: **6.86 / ADJ**  
 Sale Price: **\$245,094** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **LORNE A MARTIN  
CUSTOM HMS INC**  
 Deed Doc #: **77168**

**Owner Information:**

Owner Name: **TURNER LAURA**  
 Mailing Address: **4726 N OBERLIN ST**  
 City: **PORTLAND**  
 State: **OR** Carrier Route: **C007**  
 Zip: **97203-4526**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **1,645** Parking Type: **ATTACHED GARAGE**  
 Total Rooms: Garage Area: **420**  
 Bedrooms: Garage Capacity:  
 Bath (F/H): **2 / 1** Parking Spaces:  
 Year Built / Eff: **2006 / 2006** Pool:  
 Fireplace: **1** Pool Area:

# of Stories: 2  
Quality:

Style:

**Site Information:**

Land Use: SFR  
Zoning: R5  
Site Influence:

Acres: 0.08  
Lot Area: 3,335  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$532,840  
Land Value: \$238,450  
Improvement Value: \$294,390  
Total Taxable Value: \$259,020

Property Tax: \$6,663.90  
Tax Area: 201  
Tax Exemption:  
Improvement %: 55%