

Foreclosure Activity Report

For Property Located At



RealQuest

5000 RIDGE DR NE, SALEM, OR 97301-7476

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
Recording Date: **02/05/2025**
Foreclosure Doc #: **3358**

Foreclosure Stage: **AUCTION**
Filing Date: **02/04/2025**
Recording Book/Page: **/**

Borrower 1: **ADVANTAGE HOLDINGS LLC**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: **WESLEY A HILL**
Trustee Address: **PO BOX 6019**
City: **SALEM**
State: **OR**
Zip: **97304**

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

Auction Date: **06/10/2025**
Auction Time: **10:00**
Auction Address: **100 HIGH ST NE**
City: **SALEM**

Judgement Amount: **\$290,000**

Default Mortgage Information:

Mtg Amt/Type: **\$290,000 /**
Mtg Recording Date: **05/18/2022**
Mtg Doc #:
Mtg Book/Page: **4624-000400**
Lender: **006329**
Lender Address:
City:
State:
Zip:

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

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

Location Information:

Legal Description: **ACRES 0.94**
County: **MARION, OR**
Subdivision:
Legal Lot:
Legal Block:

APN: **524814**
Map Reference: **/ 7-3W-01-NW**
Township-Range-Sect: **07-3W-01**
Munic/Township:

Last Market Sale Information:

Sale Date: **05/13/2022**
Recording Date: **05/18/2022**
Sale Price: **\$315,000**
Sale Type:
Deed Type: **WARRANTY DEED**
Deed Doc #: **4624-399**

1st Mtg Amount/Type: **\$290,000 / PRIVATE PARTY**
1st Mtg Int. Rate/Type: **/**
2nd Mtg Amount/Type: **/**
2nd Mtg Int. Rate/Type: **/**
Seller: **KENNETH J & MARY KAY W TRUST**

Owner Information:

Owner Name: **ADVANTAGE HOLDINGS LLC**
Mailing Address: **3789 RIVER RD N #B**
City: **KEIZER**
State: **OR**
Zip: **97303-4825**

Carrier Route: **C050**

Owner Transfer Information:

Sale Date:
Recording Date:

Deed Type:
Deed Doc #:

Sale Price:

Vesting Codes: / / CO

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: RESIDENTIAL LOT

Acres: 0.94

Zoning: IP

Lot Area: 40,946

Site Influence:

Res/Comm Units: /

Tax Information:

Assessed Value: \$220,560

Property Tax: \$1,033.18

Land Value: \$220,560

Tax Area: 92401000

Improvement Value:

Tax Exemption:

Total Taxable Value:

Improvement %:

Foreclosure Activity Report

For Property Located At



5345 VAL VIEW DR SE, TURNER, OR 97392-9523

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF DEFAULT

Foreclosure Stage: AUCTION

Recording Date: 01/28/2025

Filing Date: 01/28/2025

Foreclosure Doc #: 2446

Recording Book/Page: /

Borrower 1: G & I CARPENTER CO LLC

Borrower 2:

Borrower 3:

Borrower 4:

Trustee Name: TOMASI BRAGAR DUBAY PC

Trustee Phone #: (503) 894-9900

Trustee Address: 121 SW MORRISON ST STE 1850

Trustee Sale Order #:

City: PORTLAND

Trustee Sale Order Ext:

State: OR

Zip: 97204

Auction Date: 06/26/2025

Auction Time: 1:00

Judgement Amount:

Auction Address: 100 HIGH ST NE

City: SALEM

Default Mortgage Information:

Mtg Amt/Type: \$515,000 /

Default Amt: \$247,955

Mtg Recording Date: 12/07/2021

Default Date: 01/20/2025

Mtg Doc #:

Mtg Book/Page: 4571-000157

1st Missed Pymt Date:

Lender: 000252

Lender Address:

City:

Lender Phone #:

State:

Vesting Codes: / / CO

Zip:

Title Company: TICOR TITLE

Location Information:

Legal Description: TAYLOR VALLEY ESTATES, LOT TRACT 'B', ACRES 1.05, OPEN SPACE

County: MARION, OR

APN: 327077

Subdivision: **TAYLOR VALLEY ESTATES**
Legal Lot: **B**
Legal Block:

Map Reference: **/ 8-2W-20-SE-SW**
Township-Range-Sect: **08-2W-20**
Munic/Township:

Last Market Sale Information:

Sale Date: **07/21/2006**
Recording Date: **08/01/2006**
Sale Price: **\$172,835**
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: **SKO INVESTMENTS
INC**

Deed Doc #: **2685-70**

Owner Information:

Owner Name: **G & I CARPENTER CO LLC**
Mailing Address: **10744 CHUG LN NE**
City: **KEIZER**
State: **OR**
Zip: **97303**

Carrier Route:

Owner Transfer Information:

Sale Date: **12/01/2021**
Recording Date: **12/07/2021**
Sale Price: **\$250,000**

Deed Type: **WARRANTY DEED**
Deed Doc #: **4571-156**
Vesting Codes: **/ / CO**

Property Characteristics:

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

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

Site Information:

Land Use: **VACANT LAND (NEC)**
Zoning: **R-2**
Site Influence:

Acres: **1.05**
Lot Area: **45,738**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$139,400**
Land Value: **\$139,400**
Improvement Value:
Total Taxable Value:

Property Tax: **\$1,205.38**
Tax Area: **519190**
Tax Exemption:
Improvement %: