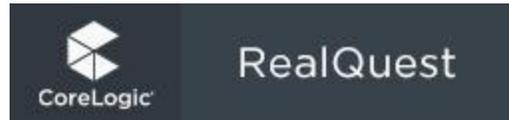


# Foreclosure Activity Report

For Property Located At



**630 20TH ST NE, SALEM, OR 97301-2714**

Record #: 1

### ***Most Recent Foreclosure Transaction:***

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
Recording Date: **02/28/2025** Filing Date: **10/07/2024**  
Foreclosure Doc #: **5451** Recording Book/Page: **/**

Borrower 1: **PETERS KENDALL C & MICHAEL**  
Borrower 2: **PETERS CHERYL C**  
Borrower 3:  
Borrower 4:

Trustee Name: **PRIME RECON LLC** Trustee Phone #: **(888) 725-4142**  
Trustee Address: **27368 VIA INDUSTRIA STE 201** Trustee Sale Order #: **178493**  
City: **TEMECULA** Trustee Sale Order Ext:  
State: **CA**  
Zip: **92590**

Auction Date: **03/05/2025**  
Auction Time: **9:00** Judgement Amount:  
Auction Address: **100 HIGH ST NE**  
City: **TIGARD**

### ***Default Mortgage Information:***

Mtg Amt/Type: **\$202,191 /**  
Mtg Recording Date: **10/24/2016** Default Amt:  
Mtg Doc #: **51559** Default Date:  
Mtg Book/Page: **3875-000141**  
Lender: **084786** 1<sup>st</sup> Missed Pymt Date:  
Lender Address:  
City: Lender Phone #:  
State: Vesting Codes: **/ /**  
Zip: Title Company:

### ***Location Information:***

Legal Description: **WANDTS ADD SALEM FR LOT 12 BLK 2**  
County: **MARION, OR** APN: **595724**  
Subdivision: **WANDTS ADD** Map Reference: **/ 7-3W-26-NE-NE**  
Legal Lot: **12** Township-Range-Sect: **07-3W-26**  
Legal Block: **2** Munic/Township:

### ***Last Market Sale Information:***

Sale Date: **10/24/2016** 1<sup>st</sup> Mtg Amount/Type: **\$216,408 / FHA**  
Recording Date: **10/26/2016** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
Sale Price: **\$220,400** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **WARRANTY DEED** Seller: **WARD ALFORD**  
Deed Doc #: **3875-140**

### ***Owner Information:***

Owner Name: **PETERS KENDALL C**  
Mailing Address: **630 20TH ST NE**  
City: **SALEM**  
State: **OR** Carrier Route: **C005**  
Zip: **97301-2714**

### ***Owner Transfer Information:***

Sale Date: **07/21/2023** Deed Type: **BARGAIN & SALE DEED**  
Recording Date: **07/27/2023** Deed Doc #: **4726-266**  
Sale Price: Vesting Codes: **/ /**

**Property Characteristics:**

Living Area: **1,515**  
 Total Rooms:  
 Bedrooms **3**  
 Bath (F/H): **2 /**  
 Year Built / Eff: **1915 / 1984**  
 Fireplace:  
 # of Stories: **1**  
 Quality:

Parking Type: **ATTACHED GARAGE**  
 Garage Area: **352**  
 Garage Capacity:  
 Parking Spaces:  
 Pool:  
 Pool Area:  
 Style:

**Site Information:**

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

Acres: **0.12**  
 Lot Area: **5,227**  
 Res/Comm Units: **/**

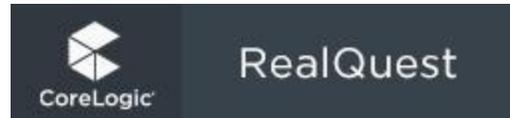
**Tax Information:**

Assessed Value: **\$383,130**  
 Land Value: **\$123,000**  
 Improvement Value: **\$260,130**  
 Total Taxable Value:

Property Tax: **\$3,206.20**  
 Tax Area: **92401000**  
 Tax Exemption:  
 Improvement %: **68%**

**Foreclosure Activity Report**

For Property Located At

**3378 WATSON AVE NE, SALEM, OR 97301-8623**

Record #: 2

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **02/28/2025**  
 Foreclosure Doc #: **5456**

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

Borrower 1: **LOR GER**  
 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 #: **180803**  
 Trustee Sale Order Ext:

Auction Date: **07/09/2025**  
 Auction Time: **9:00**  
 Auction Address: **100 HIGH ST NE**  
 City: **SALEM**

Judgement Amount: **\$116,786****Default Mortgage Information:**

Mtg Amt/Type: **\$131,700 /**  
 Mtg Recording Date: **07/24/2015**  
 Mtg Doc #: **31852**  
 Mtg Book/Page: **3726-000081**  
 Lender: **158251**  
 Lender Address:  
 City:  
 State:  
 Zip:

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

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

**Location Information:**

Legal Description: **EAST GATE PARK FR LOTS 3 & 4 BLK 2**  
 County: **MARION, OR**  
 Subdivision: **EAST GATE PARK**  
 Legal Lot: **3**

APN: **571683**  
 Map Reference: **/ 7-3W-13-NE-SE**  
 Township-Range-Sect: **07-3W-13**

Legal Block: 2

Munic/Township:

**Last Market Sale Information:**

Sale Date: 09/19/2012  
Recording Date: 09/21/2012  
Sale Price: \$132,400  
Sale Type:  
Deed Type: WARRANTY DEED  
Deed Doc #: 3426-125

1<sup>st</sup> Mtg Amount/Type: \$129,985 / FHA  
1<sup>st</sup> Mtg Int. Rate/Type: /  
2<sup>nd</sup> Mtg Amount/Type: /  
2<sup>nd</sup> Mtg Int. Rate/Type: /  
Seller: JENNINGS PEGGY J

**Owner Information:**

Owner Name: LOR GER  
Mailing Address: 3378 WATSON AVE NE  
City: SALEM  
State: OR  
Zip: 97301-8623

Carrier Route: C072

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

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

**Property Characteristics:**

Living Area: 1,648  
Total Rooms:  
Bedrooms: 3  
Bath (F/H): 1 /  
Year Built / Eff: 1961 / 1970  
Fireplace:  
# of Stories: 1  
Quality:

Parking Type: DETACHED GARAGE  
Garage Area: 459  
Garage Capacity:  
Parking Spaces:  
Pool:  
Pool Area:  
Style:

**Site Information:**

Land Use: SFR  
Zoning: RS  
Site Influence:

Acres: 0.16  
Lot Area: 6,970  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$359,390  
Land Value: \$123,000  
Improvement Value: \$236,390  
Total Taxable Value:

Property Tax: \$3,307.11  
Tax Area: 92401000  
Tax Exemption:  
Improvement %: 66%

## Foreclosure Activity Report

For Property Located At



**4552 CENTURY DR S, SALEM, OR 97302-2411**

Record #: 3

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **02/27/2025**  
 Foreclosure Doc #: **5413**

Foreclosure Stage: **AUCTION**  
 Filing Date: **02/07/2025**  
 Recording Book/Page: **/**

Borrower 1: **ROUSH KAREN**  
 Borrower 2: **CARTER FLORENCE F**  
 Borrower 3:  
 Borrower 4:

Trustee Name: **LOGS LEGAL GROUP LLP** Trustee Phone #:  
 Trustee Address: **1499 SE TECH CENTER PL STE 255** Trustee Sale Order #: **23-129275**  
 City: **VANCOUVER** Trustee Sale Order Ext:  
 State: **WA**  
 Zip: **98683**

Auction Date: **07/23/2025**  
 Auction Time: **9:00** Judgement Amount:  
 Auction Address: **100 HIGH ST NE**  
 City: **SALEM**

**Default Mortgage Information:**

Mtg Amt/Type: **\$468,300 /**  
 Mtg Recording Date: **08/30/2021** Default Amt:  
 Mtg Doc #: **51538** Default Date:  
 Mtg Book/Page: **4533-000361**  
 Lender: **097764** 1<sup>st</sup> Missed Pymt Date:  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **//**  
 Zip: Title Company:

**Location Information:**

Legal Description: **SUNNYRIDGE HEIGHTS NO 6, BLOCK 16, LOT 30, ACRES 0.24**  
 County: **MARION, OR** APN: **593033**  
 Subdivision: **SUNNYRIDGE HEIGHTS 06** Map Reference: **/ 8-3W-08-SE-NE**  
 Legal Lot: **30** Township-Range-Sect: **08-3W-08**  
 Legal Block: **16** Munic/Township:

**Last Market Sale Information:**

Sale Date: **01/25/2012** 1<sup>st</sup> Mtg Amount/Type: **\$212,863 / FHA**  
 Recording Date: **01/27/2012** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$218,400** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: **FULL** 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **BONNES ROBERT G & L V TRUST**  
 Deed Doc #: **3351-452**

**Owner Information:**

Owner Name: **ROUSH BRENT J/ROUSH KAREN**  
 Mailing Address: **4552 CENTURY DR S**  
 City: **SALEM**  
 State: **OR** Carrier Route: **C001**  
 Zip: **97302-2411**

**Owner Transfer Information:**

Sale Date: **08/20/2021** Deed Type: **BARGAIN & SALE DEED**  
 Recording Date: **08/30/2021** Deed Doc #: **4533-360**  
 Sale Price: Vesting Codes: **//**

**Property Characteristics:**

Living Area: **2,444** Parking Type: **ATTACHED GARAGE**  
 Total Rooms: Garage Area: **518**  
 Bedrooms: **5** Garage Capacity:  
 Bath (F/H): **2 / 1** Parking Spaces:

Year Built / Eff: 1973 / 1973  
Fireplace: 1  
# of Stories: 1  
Quality:

Pool:  
Pool Area:  
Style:

**Site Information:**

Land Use: SFR  
Zoning: RS  
Site Influence:

Acres: 0.24  
Lot Area: 10,454  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$467,860  
Land Value: \$165,000  
Improvement Value: \$302,860  
Total Taxable Value:

Property Tax: \$5,582.92  
Tax Area: 92401000  
Tax Exemption:  
Improvement %: 65%

## Foreclosure Activity Report

For Property Located At



**3774 HOMESTEAD CT NE, KEIZER, OR 97303-4770**

Record #: 4

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF DEFAULT  
Recording Date: 02/27/2025  
Foreclosure Doc #: 5416

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

Borrower 1: HARRIS JEFFREY W JR  
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 #: 130703  
Trustee Sale Order Ext: OR

Auction Date: 07/23/2025  
Auction Time: 9:00  
Auction Address: 100 HIGH ST NE  
City: SALEM

Judgement Amount: \$407,715

**Default Mortgage Information:**

Mtg Amt/Type: \$396,682 /  
Mtg Recording Date: 08/15/2022  
Mtg Doc #: 34916  
Mtg Book/Page: 4650-000281  
Lender: 000120  
Lender Address:  
City:  
State:  
Zip:

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

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

**Location Information:**

Legal Description: KEIZER HOMESTEAD, LOT 8  
County: MARION, OR  
Subdivision: KEIZER HOMESTEAD  
Legal Lot: 8  
Legal Block:

APN: 551991  
Map Reference: / 7-3W-11-NE-NW  
Township-Range-Sect: 07-3W-11  
Munic/Township:

**Last Market Sale Information:**

Sale Date: 08/12/2022  
Recording Date: 08/15/2022  
Sale Price: \$404,000

1st Mtg Amount/Type: \$396,682 / FHA  
1st Mtg Int. Rate/Type: /  
2nd Mtg Amount/Type: /

Sale Type:  
Deed Type: **WARRANTY DEED**  
Deed Doc #: 4650-280

2<sup>nd</sup> Mtg Int. Rate/Type: /  
Seller: **PDX F2 LLC**

**Owner Information:**

Owner Name: **HARRIS JEFFREY W JR**  
Mailing Address: **1160 S 4TH ST**  
City: **LEBANON**  
State: **OR**  
Zip: **97355-1912**

Carrier Route: **C004**

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

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

**Property Characteristics:**

Living Area: **1,052**  
Total Rooms:  
Bedrooms: **3**  
Bath (F/H): **2 /**  
Year Built / Eff: **1995 / 2001**  
Fireplace:  
# of Stories: **1**  
Quality:

Parking Type: **ATTACHED GARAGE**  
Garage Area: **546**  
Garage Capacity:  
Parking Spaces:  
Pool:  
Pool Area:  
Style:

**Site Information:**

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

Acres: **0.11**  
Lot Area: **4,792**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$366,340**  
Land Value: **\$102,000**  
Improvement Value: **\$264,340**  
Total Taxable Value:

Property Tax: **\$2,889.31**  
Tax Area: **92420220**  
Tax Exemption:  
Improvement %: **72%**