

Foreclosure Activity Report

For Property Located At



RealQuest

2780 SUMMER ST SE, SALEM, OR 97302-3140

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **01/27/2025** Filing Date: **10/10/2024**
Foreclosure Doc #: **2214** Recording Book/Page: **/**

Borrower 1: **DERKSEN NICHOLAS M**
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-24-998050**
City: **SEATTLE** Trustee Sale Order Ext: **BB**
State: **WA**
Zip: **98104**

Auction Date: **02/19/2025** Judgement Amount: **\$273,022**
Auction Time: **9:00**
Auction Address: **100 HIGH ST NE**
City: **SALEM**

Default Mortgage Information:

Mtg Amt/Type: **\$280,000 /**
Mtg Recording Date: **09/02/2021** Default Amt:
Mtg Doc #: **52262** Default Date:
Mtg Book/Page: **4535-000085**
Lender: **098650** 1st Missed Pymt Date: **02/01/2024**
Lender Address:
City: Lender Phone #:
State: Vesting Codes: **/ /**
Zip: Title Company:

Location Information:

Legal Description: **SMITHS FRUIT FARMS NO 2, LOT FR 14 & 15, ACRES 0.22**
County: **MARION, OR** APN: **591395**
Subdivision: **SMITH FRUIT FARMS 02** Map Reference: **/ 7-3W-34-SE-SE**
Legal Lot: **15** Township-Range-Sect: **07-3W-34**
Legal Block: Munic/Township:

Last Market Sale Information:

Sale Date: **08/01/2005** 1st Mtg Amount/Type: **\$156,700 / CONV**
Recording Date: **08/02/2005** 1st Mtg Int. Rate/Type: **6.25 / ADJ**
Sale Price: **\$195,900** 2nd Mtg Amount/Type: **\$39,200 / CONV**
Sale Type: 2nd Mtg Int. Rate/Type: **/ FIXED**
Deed Type: **WARRANTY DEED** Seller: **TRAN**
Deed Doc #: **2516-259**

Owner Information:

Owner Name: **DERKSEN NICHOLAS M**
Mailing Address: **2790 SUMMER ST SE**
City: **SALEM**
State: **OR** Carrier Route: **C029**
Zip: **97302-3140**

Owner Transfer Information:

Sale Date: **03/09/2018** Deed Type: **BARGAIN & SALE DEED**
Recording Date: **03/14/2018** Deed Doc #: **4055-494**
Sale Price: Vesting Codes: **/ / ES**

Property Characteristics:

Living Area: **2,202**
 Total Rooms:
 Bedrooms **4**
 Bath (F/H): **4 /**
 Year Built / Eff: **1969 / 1969**
 Fireplace: **1**
 # of Stories: **1**
 Quality:

Parking Type: **ATT GARG/
UNF
525**
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:
 Style:

Site Information:

Land Use: **MULTI FAMILY DWELLING**
 Zoning: **RS**
 Site Influence:

Acres: **0.22**
 Lot Area: **9,583**
 Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$417,750**
 Land Value: **\$175,000**
 Improvement Value: **\$242,750**
 Total Taxable Value:

Property Tax: **\$3,764.02**
 Tax Area: **92401000**
 Tax Exemption:
 Improvement %: **58%**

Foreclosure Activity Report

For Property Located At

**360 3RD ST, GERVAIS, OR 97026-9603**Record #: **2****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF SALE**
 Recording Date: **01/29/2025**
 Foreclosure Doc #:

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

Defendant 1: **PETERSON NANCY L**
 Defendant 2:
 Defendant 3:
 Defendant 4:

Plaintiff 1:
 Plaintiff 2:

Attorney Name:

Attorney Phone # :
 Case #:

Auction Date: **04/16/2025**
 Auction Time: **9:00**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Opening Bid Amount:
 Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **/**
 Mtg Recording Date:
 Mtg Doc #:
 Mtg Book/Page:
 Lender:
 Lender Address: **1002 GREENTREE RD STE 101**
 City: **PITTSBURGH**
 State: **PA**
 Zip: **15220**

Default Amt:
 Default Date:

Lender Phone #: **(412) 920-1655**
 Vesting Codes: **/ /**
 Title Company:

Location Information:

Legal Description: **GERVAIS LOTS 7 BLK 23**
 County: **MARION, OR**
 Subdivision: **GERVAIS**
 Legal Lot: **7**
 Legal Block: **23**

APN: **599221**
 Map Reference: **/ 5-2W-26-SE-NW**
 Township-Range-Sect: **05-2W-26**
 Munic/Township:

Last Market Sale Information:

Sale Date:	1 st Mtg Amount/Type: /
Recording Date:	1 st Mtg Int. Rate/Type: /
Sale Price:	2 nd Mtg Amount/Type: /
Sale Type:	2 nd Mtg Int. Rate/Type: /
Deed Type:	Seller:
Deed Doc #:	

Owner Information:

Owner Name:	LADD ROBERT W	
Mailing Address:	PO BOX 3	
City:	GERVAIS	
State:	OR	Carrier Route: B001
Zip:	97026-0003	

Owner Transfer Information:

Sale Date:	05/13/1998	Deed Type:	BARGAIN & SALE DEED
Recording Date:	05/13/1998	Deed Doc #:	1487-616
Sale Price:		Vesting Codes:	/ /

Property Characteristics:

Living Area:	1,000	Parking Type:	CARPORT
Total Rooms:		Garage Area:	
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	2 /	Parking Spaces:	
Year Built / Eff:	1998 / 1998	Pool:	
Fireplace:		Pool Area:	
# of Stories:	1	Style:	
Quality:			

Site Information:

Land Use:	SFR	Acres:	0.11
Zoning:	R1	Lot Area:	4,792
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$263,640	Property Tax:	\$1,744.33
Land Value:	\$127,000	Tax Area:	110030
Improvement Value:	\$136,640	Tax Exemption:	
Total Taxable Value:		Improvement %:	52%

Foreclosure Activity Report

For Property Located At



RealQuest

1565 LIBERTY ST NE, SALEM, OR 97301-6433

Record #: 3

Most Recent Foreclosure Transaction:

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

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

Defendant 1: **SWICK JEREMY**
 Defendant 2:
 Defendant 3:
 Defendant 4:

Plaintiff 1:
 Plaintiff 2:

Attorney Name:

Attorney Phone # :
 Case #:

Auction Date: **04/30/2025**
 Auction Time: **9:00**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Opening Bid Amount:
 Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **\$265,000 /**
 Mtg Recording Date: **10/08/2022**
 Mtg Doc #: **42278**
 Mtg Book/Page: **4665-000143**
 Lender: **144680**
 Lender Address: **635 WOODWARD AVE**
 City: **FLAT ROCK**
 State: **MI**
 Zip: **48134**

Default Amt:
 Default Date:

Lender Phone #: **(800) 251-9080**
 Vesting Codes: **/ /**
 Title Company:

Location Information:

Legal Description: **NORTH SALEM ADD SALEM LOT 2 BLK 32**
 County: **MARION, OR**
 Subdivision: **NORTH SALEM ADD**
 Legal Lot: **2**
 Legal Block: **32**

APN: **584445**
 Map Reference: **/ 7-3W-22-NE-NE**
 Township-Range-Sect: **07-3W-22**
 Munic/Township:

Last Market Sale Information:

Sale Date: **11/06/2019**
 Recording Date: **11/06/2019**
 Sale Price: **\$237,500**
 Sale Type:
 Deed Type: **WARRANTY DEED**
 Deed Doc #: **4264-84**

1st Mtg Amount/Type: **\$230,375 / CONV**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **PEEK COURTENAY A**

Owner Information:

Owner Name: **SWICK JEREMY**
 Mailing Address: **1565 LIBERTY ST NE**
 City: **SALEM**
 State: **OR**
 Zip: **97301-6433**

Carrier Route: **C008**

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

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

Property Characteristics:

Living Area: **1,376**
 Total Rooms:
 Bedrooms: **2**
 Bath (F/H): **1 /**
 Year Built / Eff: **1947 / 1962**
 Fireplace:
 # of Stories: **1**
 Quality:

Parking Type: **DETACHED GARAGE**
 Garage Area: **480**
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:
 Style:

Site Information:

Land Use: SFR
Zoning: CG
Site Influence:

Acres: 0.20
Lot Area: 8,712
Res/Comm Units: /

Tax Information:

Assessed Value: \$389,010
Land Value: \$90,000
Improvement Value: \$299,010
Total Taxable Value:

Property Tax: \$1,479.42
Tax Area: 92401000
Tax Exemption:
Improvement %: 77%

Foreclosure Activity Report

For Property Located At



4863 APOLLO AVE NE, SALEM, OR 97305-4139

Record #: 4

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF SALE**
Recording Date: **01/29/2025**
Foreclosure Doc #:

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

Defendant 1: **CAMPOS VANESSA M & IVAN**
Defendant 2:
Defendant 3:
Defendant 4:

Plaintiff 1:
Plaintiff 2:

Attorney Name:

Attorney Phone # :
Case #:

Auction Date: **05/14/2025**
Auction Time: **9:00**
Auction Address: **100 HIGH ST NE**
City: **SALEM**

Opening Bid Amount:
Judgement Amount: **\$353,864**

Default Mortgage Information:

Mtg Amt/Type: **\$21,694 /**
Mtg Recording Date:
Mtg Doc #:
Mtg Book/Page:
Lender: **061937**
Lender Address: **8215 S EASTERN AVE**
City: **LAS VEGAS**
State: **NV**
Zip: **89123**

Default Amt:
Default Date:

Lender Phone #: **(702) 407-2700**
Vesting Codes: **/ /**
Title Company:

Location Information:

Legal Description:
County: **MARION, OR**
Subdivision: **NORTHSTAR PH 5**
Legal Lot: **398**
Legal Block:

APN: **360161**
Map Reference: **/**
Township-Range-Sect: **06-2W-32**
Munic/Township:

Last Market Sale Information:

Sale Date: **03/23/2021**
Recording Date: **03/29/2021**
Sale Price: **\$378,365**
Sale Type:
Deed Type: **SPECIAL WARRANTY DEED**
Deed Doc #: **4469-329**

1st Mtg Amount/Type: **\$365,736 / FHA**
1st Mtg Int. Rate/Type: **/**
2nd Mtg Amount/Type: **/**
2nd Mtg Int. Rate/Type: **/**
Seller: **DR HORTON INC**

Owner Information:

Owner Name: **CAMPOS VANESSA MARIE/CAMPOS IVAN**
Mailing Address: **4863 APOLLO AVE NE**
City: **SALEM**
State: **OR**

Carrier Route: **C053**

Zip: 97305-4139

Owner Transfer Information:

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

Property Characteristics:

Living Area: 1,654
Total Rooms: Parking Type:
Bedrooms: Garage Area:
Bath (F/H): / Garage Capacity:
Year Built / Eff: 2021 / 2021
Fireplace: Pool:
of Stories: Pool Area:
Quality: Style:

Site Information:

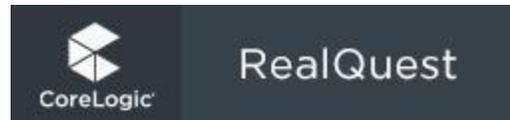
Land Use: RESIDENTIAL (NEC) Acres: 0.24
Zoning: RS Lot Area: 10,454
Site Influence: Res/Comm Units: /

Tax Information:

Assessed Value: \$468,270 Property Tax: \$4,403.12
Land Value: \$123,000 Tax Area:
Improvement Value: \$345,270 Tax Exemption:
Total Taxable Value: Improvement %: 74%

Foreclosure Activity Report

For Property Located At



224 SCHOOLEY LN, SILVERTON, OR 97381

Record #: 5

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF SALE Foreclosure Stage: AUCTION
Recording Date: 01/28/2025 Filing Date:
Foreclosure Doc #: Recording Book/Page: /

Defendant 1: OWNER RECORD Plaintiff 1:
Defendant 2: Plaintiff 2:
Defendant 3:
Defendant 4:

Attorney Name: Attorney Phone # :
Case #:

Auction Date: 05/20/2025 Opening Bid Amount:
Auction Time: 11:00 Judgement Amount:
Auction Address: 100 HIGH ST NE
City: SALEM

Default Mortgage Information:

Mtg Amt/Type: /
Mtg Recording Date: Default Amt:
Mtg Doc #: Default Date:
Mtg Book/Page:
Lender: 053704
Lender Address:
City: Lender Phone #:
State: Vesting Codes: / /
Zip: Title Company:

Location Information:

Legal Description: ACRES 5.00

County: **MARION, OR**
Subdivision:
Legal Lot:
Legal Block:

APN: **520936**
Map Reference: **/ 7-1W-02-SE-NW**
Township-Range-Sect: **07-1W-02**
Munic/Township:

Last Market Sale Information:

Sale Date: 1st Mtg Amount/Type: /
Recording Date: 1st Mtg Int. Rate/Type: /
Sale Price: 2nd Mtg Amount/Type: /
Sale Type: 2nd Mtg Int. Rate/Type: /
Deed Type: Seller:
Deed Doc #:

Owner Information:

Owner Name: **ROGERS JAMES/CAVAZOS MONICA**
Mailing Address: **224 SCHOOLEY LN**
City: **SILVERTON**
State: **OR** Carrier Route: **C003**
Zip: **97381**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **2,288** Parking Type: **ATTACHED GARAGE**
Total Rooms: Garage Area: **620**
Bedrooms: **5** Garage Capacity:
Bath (F/H): **2 /** Parking Spaces:
Year Built / Eff: **1946 / 1960** Pool:
Fireplace: Pool Area:
of Stories: **1** Style:
Quality:

Site Information:

Land Use: **RESIDENTIAL (NEC)** Acres: **5.68**
Zoning: **AR** Lot Area: **247,421**
Site Influence: Res/Comm Units: /

Tax Information:

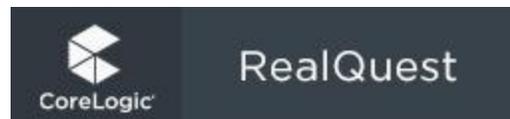
Assessed Value: **\$732,330** Property Tax: **\$2,504.11**
Land Value: **\$373,270** Tax Area: **400028**
Improvement Value: **\$359,060** Tax Exemption:
Total Taxable Value: Improvement %: **49%**

Foreclosure Activity Report

For Property Located At

1999 HIGH ST SE, SALEM, OR 97302-5243

Record #: 6



Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **01/31/2025**
 Foreclosure Doc #: **2744**

Foreclosure Stage: **AUCTION**
 Filing Date: **01/30/2025**
 Recording Book/Page: **/**

Borrower 1: **ZIMMERMAN NATASHA A**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #:
 Trustee Address: **2763 CAMINO DEL RIO S** Trustee Sale Order #: **OR-24-1002398**
 City: **SAN DIEGO** Trustee Sale Order Ext: **RM**
 State: **CA**
 Zip: **92108**

Auction Date: **06/11/2025**
 Auction Time: **9:00** Judgement Amount: **\$28,045**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Default Mortgage Information:

Mtg Amt/Type: **\$268,500 /**
 Mtg Recording Date: **12/16/2020** Default Amt:
 Mtg Doc #: **69643** Default Date:
 Mtg Book/Page: **4423-000261** 1st Missed Pymt Date:
 Lender: **CALIBER HM LOANS INC**
 Lender Address:
 City:
 State:
 Zip:

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

Location Information:

Legal Description: **NOB HILL ADD SALEM LOT 9 FR LOT 10 BLK 24**
 County: **MARION, OR** APN: **583661**
 Subdivision: **NOB HILL ADD** Map Reference: **/ 7-3W-34-NW-SE**
 Legal Lot: **9** Township-Range-Sect: **07-3W-34**
 Legal Block: **24** Munic/Township:

Last Market Sale Information:

Sale Date: **07/21/2016** 1st Mtg Amount/Type: **\$252,000 / CONV**
 Recording Date: **07/28/2016** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$315,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **WARRANTY DEED** Seller: **SAXBY STEPHEN P**
 Deed Doc #: **3844-17**

Owner Information:

Owner Name: **ZIMMERMAN NATASHA A**
 Mailing Address: **1999 HIGH ST SE**
 City: **SALEM**
 State: **OR** Carrier Route: **C019**
 Zip: **97302-5243**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **3,041** Parking Type: **DETACHED GARAGE**
 Total Rooms: Garage Area: **528**
 Bedrooms: **4** Garage Capacity:
 Bath (F/H): **1 / 1** Parking Spaces:
 Year Built / Eff: **1933 / 1962** Pool:
 Fireplace: **1** Pool Area:
 # of Stories: **2** Style:

Quality:

Site Information:

Land Use:	SFR	Acres:	0.17
Zoning:	RS	Lot Area:	7,405
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$614,800	Property Tax:	\$6,680.87
Land Value:	\$165,000	Tax Area:	92401000
Improvement Value:	\$449,800	Tax Exemption:	
Total Taxable Value:		Improvement %:	73%

Foreclosure Activity Report

For Property Located At



2420 VALLEJO ST NE, SALEM, OR 97301-0832

Record #: 7

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF DEFAULT	Foreclosure Stage:	AUCTION
Recording Date:	01/30/2025	Filing Date:	01/28/2025
Foreclosure Doc #:	2720	Recording Book/Page:	/

Borrower 1: VULLO CANDACE
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 #: (858) 750-7777
Trustee Sale Order #: 129664
Trustee Sale Order Ext: OR

Auction Date: 06/11/2025
Auction Time: 9:00
Auction Address: 100 HIGH ST NE
City: SALEM

Judgement Amount: \$218,813

Default Mortgage Information:

Mtg Amt/Type: \$193,431 /
Mtg Recording Date: 12/21/2018
Mtg Doc #: 60404
Mtg Book/Page: 4152-000173
Lender: 084786
Lender Address:
City:
State:
Zip:

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

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

Location Information:

Legal Description:	DENTEL GARDENS LOT 1 BLK 3	APN:	570973
County:	MARION, OR	Map Reference:	/ 7-3W-13-NW-NE
Subdivision:	DENTEL GARDENS	Township-Range-Sect:	07-3W-13
Legal Lot:	1	Munic/Township:	
Legal Block:	3		

Last Market Sale Information:

Sale Date:	12/20/2018	1 st Mtg Amount/Type:	\$193,431 / FHA
Recording Date:	12/21/2018	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$197,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	GONZALEZ PEDRO R
Deed Doc #:	4152-172		

Owner Information:

Owner Name:	VULLO CANDACE	Carrier Route:	C069
Mailing Address:	2420 VALLEJO ST NE		
City:	SALEM		
State:	OR		
Zip:	97301-0832		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	960	Parking Type:	CARPORT
Total Rooms:		Garage Area:	
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	1 /	Parking Spaces:	
Year Built / Eff:	1962 / 1982	Pool:	
Fireplace:		Pool Area:	
# of Stories:	1	Style:	
Quality:			

Site Information:

Land Use:	SFR	Acres:	0.15
Zoning:	RS	Lot Area:	6,534
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$278,670	Property Tax:	\$2,358.07
Land Value:	\$123,000	Tax Area:	92401000
Improvement Value:	\$155,670	Tax Exemption:	
Total Taxable Value:		Improvement %:	56%

Foreclosure Activity Report

For Property Located At

129 C ST, SCOTTS MILLS, OR 97375-7019Record #: **8**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **01/29/2025** Filing Date: **01/28/2025**
 Foreclosure Doc #: **2473** Recording Book/Page: **/**

Borrower 1: **SAMOILOV JACOB**
 Borrower 2: **REUTOV DOMNIKA**
 Borrower 3:
 Borrower 4:

Trustee Name: **ZBS LAW LLP** Trustee Phone #: **(503) 946-6558**
 Trustee Address: **5 CENTERPOINTE DR STE 400** Trustee Sale Order #: **24-72140**
 City: **LAKE OSWEGO** Trustee Sale Order Ext:
 State: **OR**
 Zip: **97035**

Auction Date: **06/13/2025**
 Auction Time: **11:00** Judgement Amount:
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Default Mortgage Information:

Mtg Amt/Type: **\$218,250 /** Default Amt:
 Mtg Recording Date: **08/31/2021** Default Date:
 Mtg Doc #: **51994** 1st Missed Pymt Date:
 Mtg Book/Page: **4534-000317**
 Lender: **PLANET HM LNDG LLC** Lender Phone #:
 Lender Address: Vesting Codes: **/ / TY**
 City: Title Company:
 State:
 Zip:

Location Information:

Legal Description: **SCOTTS MILLS LOTS 21-22 FR LOT 23 ALSO VAC ALLEY**
 County: **MARION, OR** APN: **101439**
 Subdivision: **SCOTTS MILLS** Map Reference: **/ 6-1E-15-SE-SW**
 Legal Lot: **23** Township-Range-Sect: **06-1E-15**
 Legal Block: **6** Munic/Township:

Last Market Sale Information:

Sale Date: **08/25/2021** 1st Mtg Amount/Type: **\$218,250 / CONV**
 Recording Date: **08/31/2021** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$225,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **BARGAIN & SALE DEED** Seller: **MCCLANAHAN BOBBY D**
 Deed Doc #: **4534-316**

Owner Information:

Owner Name: **SAMOILOV JACOB REUTOV DOMNIKA**
 Mailing Address: **129 C ST**
 City: **SCOTTS MILLS**
 State: **OR** Carrier Route: **R777**
 Zip: **97375-7019**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,350** Parking Type: **DETACHED GARAGE**
 Total Rooms: Garage Area: **280**
 Bedrooms: **3** Garage Capacity:
 Bath (F/H): **2 /** Parking Spaces:
 Year Built / Eff: **1910 / 1936** Pool:
 Fireplace: Pool Area:

of Stories: 1
Quality:

Style:

Site Information:

Land Use: SFR
Zoning: LDR
Site Influence:

Acres: 0.15
Lot Area: 6,534
Res/Comm Units: /

Tax Information:

Assessed Value: \$225,340
Land Value: \$95,000
Improvement Value: \$130,340
Total Taxable Value:

Property Tax: \$1,270.27
Tax Area: 417028
Tax Exemption:
Improvement %: 58%

Foreclosure Activity Report

For Property Located At



445 N MYRTLE AVE, STAYTON, OR 97383-1562

Record #: 9

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF DEFAULT
Recording Date: 01/31/2025
Foreclosure Doc #: 2879

Foreclosure Stage: AUCTION
Filing Date: 01/30/2025
Recording Book/Page: /

Borrower 1: PAGE TATYANA V
Borrower 2: PINARD ROBERT JR
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 #: OR07000234-24
Trustee Sale Order Ext: 1

Auction Date: 06/18/2025
Auction Time: 11:00
Auction Address: 100 HIGH ST NE
City: SALEM

Judgement Amount: \$365,903

Default Mortgage Information:

Mtg Amt/Type: /
Mtg Recording Date: 09/02/2021
Mtg Doc #: 52356
Mtg Book/Page: 4535-000179
Lender: 001499
Lender Address:
City:
State:
Zip:

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

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

Location Information:

Legal Description: GORMAN ADDITION, BLOCK 3, LOT 3, ACRES 0.23
County: MARION, OR
Subdivision: GORMAN ADD
Legal Lot: 3
Legal Block: 3

APN: 103566
Map Reference: / 9-1W-09-SE-SW
Township-Range-Sect: 09-1W-09
Munic/Township:

Last Market Sale Information:

Sale Date: 08/31/2021
Recording Date: 09/02/2021
Sale Price: \$375,000
Sale Type:
Deed Type: WARRANTY DEED

1st Mtg Amount/Type: \$368,207 / FHA
1st Mtg Int. Rate/Type: /
2nd Mtg Amount/Type: \$18,750 / CONV
2nd Mtg Int. Rate/Type: /
Seller: NELSON AARON T

Deed Doc #: 4535-178

Owner Information:

Owner Name: **PINARD ROBERT PAGE TATYANA VITALIEVNA JR**
Mailing Address: **445 N MYRTLE AVE**
City: **STAYTON**
State: **OR** Carrier Route: **C001**
Zip: **97383-1562**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,932** Parking Type: **ATTACHED GARAGE**
Total Rooms: Garage Area: **484**
Bedrooms: **4** Garage Capacity:
Bath (F/H): **1 / 1** Parking Spaces:
Year Built / Eff: **1961 / 1975** Pool:
Fireplace: Pool Area:
of Stories: **1** Style:
Quality:

Site Information:

Land Use: **SFR** Acres: **0.23**
Zoning: **LD** Lot Area: **10,019**
Site Influence: Res/Comm Units: **/**

Tax Information:

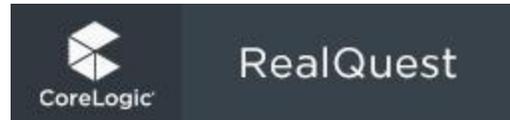
Assessed Value: **\$369,670** Property Tax: **\$2,620.27**
Land Value: **\$100,000** Tax Area: **2904040**
Improvement Value: **\$269,670** Tax Exemption:
Total Taxable Value: Improvement %: **73%**

Foreclosure Activity Report

For Property Located At

1641 D ST NE, SALEM, OR 97301-2664

Record #: 10



Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **02/04/2025**
 Foreclosure Doc #: **3260**

Foreclosure Stage: **AUCTION**
 Filing Date: **01/30/2025**
 Recording Book/Page: **/**

Borrower 1: **COSTELLO LORRETTA K**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **MALCOLM & CISNEROS**
 Trustee Address: **17100 GILLETTE AVE**
 City: **IRVINE**
 State: **CA**
 Zip: **92614**

Trustee Phone #: **(949) 252-8300**
 Trustee Sale Order #: **OR09000037-24**
 Trustee Sale Order Ext: **1**

Auction Date: **06/25/2025**
 Auction Time: **9:00**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Judgement Amount: **\$115,283**

Default Mortgage Information:

Mtg Amt/Type: **\$100,671 /**
 Mtg Recording Date: **05/03/2022**
 Mtg Doc #: **19639**
 Mtg Book/Page: **4620-000004**
 Lender: **NEWREZ LLC**
 Lender Address:
 City:
 State:
 Zip:

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

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

Location Information:

Legal Description: **ENGLEWOOD ADD SALEM FR LOTS 5 TO 7 BLK 5**
 County: **MARION, OR**
 Subdivision: **ENGLEWOOD ADD**
 Legal Lot: **5**
 Legal Block: **5**

APN: **572181**
 Map Reference: **/ 7-3W-23-SE-NW**
 Township-Range-Sect: **07-3W-23**
 Munic/Township:

Last Market Sale Information:

Sale Date: **09/24/1998**
 Recording Date: **09/30/1998**
 Sale Price: **\$91,000**
 Sale Type: **FULL**
 Deed Type: **WARRANTY DEED**
 Deed Doc #: **1528-267**

1st Mtg Amount/Type: **\$72,800 / CONV**
 1st Mtg Int. Rate/Type: **/ FIXED**
 2nd Mtg Amount/Type: **\$18,200 / CONV**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **CULLY CHARLES**

Owner Information:

Owner Name: **COSTELLO LORRETTA K**
 Mailing Address: **1641 D ST NE**
 City: **SALEM**
 State: **OR**
 Zip: **97301-2664**

Carrier Route: **C004**

Owner Transfer Information:

Sale Date: **04/13/2022**
 Recording Date: **05/03/2022**
 Sale Price:

Deed Type: **BARGAIN & SALE DEED**
 Deed Doc #: **4620-3**
 Vesting Codes: **UN / /**

Property Characteristics:

Living Area: **1,056**
 Total Rooms:
 Bedrooms: **2**
 Bath (F/H): **1 /**
 Year Built / Eff: **1900 / 1973**
 Fireplace:

Parking Type: **DETACHED GARAGE**
 Garage Area: **315**
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:

of Stories: 1
Quality:

Style:

Site Information:

Land Use: SFR
Zoning: RS
Site Influence:

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

Tax Information:

Assessed Value: \$286,850
Land Value: \$123,000
Improvement Value: \$163,850
Total Taxable Value:

Property Tax: \$2,750.24
Tax Area: 92401000
Tax Exemption:
Improvement %: 57%