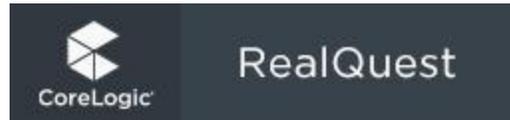


Foreclosure Activity Report

For Property Located At



11168 SW BROWN ST, TUALATIN, OR 97062-8371

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	LIS PENDENS	Foreclosure Stage:	PRE-FORECLOSURE
Recording Date:	01/31/2025	Filing Date:	01/30/2025
Foreclosure Doc #:	4624	Recording Book/Page:	/
Defendant 1:	MORRISON CLEMON E	Plaintiff 1:	FEDERAL HM LN MTG 2018-2
Defendant 2:	ONPOINT CMNTY CU	Plaintiff 2:	
Defendant 3:			
Defendant 4:			
Attorney Name:	MCCARTHY & HOLTHUS LLP	Attorney Phone #:	(971) 201-3200
		Case #:	25CV03755

Default Mortgage Information:

Mtg Amt/Type:	\$359,000 / FIX	Default Amt:	
Mtg Recording Date:	08/30/2005	Default Date:	
Mtg Doc #:	105323	Vesting Codes:	//
Mtg Book/Page:		Title Company:	ATTORNEY ONLY

Location Information:

Legal Description:	LAKE FOREST NO.3, LOT 157, ACRES 0.15		
County:	WASHINGTON, OR	APN:	R2131892
Subdivision:	LAKE FOREST 3	Map Reference:	/ 2S-1W-34-NE-SW
Legal Lot:	157	Township-Range-Sect:	2S-1W-34
Legal Block:		Munic/Township:	TIGARD

Last Market Sale Information:

Sale Date:	08/26/2005	1 st Mtg Amount/Type:	\$359,000 / CONV
Recording Date:	08/30/2005	1 st Mtg Int. Rate/Type:	/ FIXED
Sale Price:	\$449,000	2 nd Mtg Amount/Type:	\$89,000 / CONV
Sale Type:		2 nd Mtg Int. Rate/Type:	/ FIXED
Deed Type:	WARRANTY DEED	Seller:	MATRIX DEV CORP
Deed Doc #:	105322		

Owner Information:

Owner Name:	MORRISON CLEMON/MORRISON CYNTHIA		
Mailing Address:	PO BOX 3431		
City:	TUALATIN		
State:	OR	Carrier Route:	B033
Zip:	97062-3431		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	3,250	Parking Type:	GARAGE
Total Rooms:		Garage Area:	418
Bedrooms:	5	Garage Capacity:	
Bath (F/H):	4 /	Parking Spaces:	
Year Built / Eff:	2005 / 2005	Pool:	
Fireplace:		Pool Area:	
# of Stories:		Style:	
Quality:			

Site Information:

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

Tax Information:

Assessed Value:	\$778,660	Property Tax:	\$8,145.32
Land Value:	\$313,590	Tax Area:	023.25
Improvement Value:	\$465,070	Tax Exemption:	
Total Taxable Value:	\$464,960	Improvement %:	60%

Foreclosure Activity Report

For Property Located At

**4060 NW HEESACKER RD, FOREST GROVE, OR 97116-8064**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	02/10/2025	Filing Date:	10/15/2024
Foreclosure Doc #:	6066	Recording Book/Page:	/

Borrower 1: FERRANTI CHRISTOPHER & ANDREA
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name:	GARY L BLACKLIDGE	Trustee Phone #:	(503) 598-7070
Trustee Address:	1211 SW 5TH AVE	Trustee Sale Order #:	
City:	PORTLAND	Trustee Sale Order Ext:	
State:	OR		
Zip:	97204		

Auction Date:	02/25/2025	Judgement Amount:	\$313,587
Auction Time:	11:00		
Auction Address:	150 N 1ST AVE		
City:	HILLSBORO		

Default Mortgage Information:

Mtg Amt/Type:	\$420,000 /	Default Amt:	
Mtg Recording Date:	12/19/2019	Default Date:	
Mtg Doc #:	92807	1 st Missed Pymt Date:	
Mtg Book/Page:		Lender Phone #:	
Lender:		Vesting Codes:	/ /
Lender Address:		Title Company:	ATTORNEY ONLY
City:			
State:			
Zip:			

Location Information:

Legal Description:	ACRES 0.89	APN:	R0737518
County:	WASHINGTON, OR	Map Reference:	/ 1N-3W-20-SW
Subdivision:		Township-Range-Sect:	1N-3W-20
Legal Lot:		Munic/Township:	FOREST GROVE
Legal Block:			

Last Market Sale Information:

Sale Date:	12/19/2019	1 st Mtg Amount/Type:	\$420,000 / PRIVATE PARTY
Recording Date:	12/20/2019	1 st Mtg Int. Rate/Type:	10.00 /
Sale Price:	\$475,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	KOHLMEYER STANTON E & KAY A
Deed Doc #:	92806		

Owner Information:

Owner Name:	FERRANTI CHRISTOPHER/FERRANTI ANDREA		
Mailing Address:	4060 NW HEESACKER RD		
City:	FOREST GROVE		
State:	OR	Carrier Route:	R002
Zip:	97116-8064		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	1,896	Parking Type:	GARAGE
Total Rooms:		Garage Area:	264
Bedrooms:	4	Garage Capacity:	
Bath (F/H):	2 /	Parking Spaces:	
Year Built / Eff:	1918 / 1980	Pool:	
Fireplace:	1	Pool Area:	
# of Stories:		Style:	
Quality:			

Site Information:

Land Use:	SFR	Acres:	0.89
Zoning:	AF-5	Lot Area:	38,768
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$540,500	Property Tax:	\$2,797.76
Land Value:	\$346,500	Tax Area:	015.03
Improvement Value:	\$194,000	Tax Exemption:	DISABLED
Total Taxable Value:	\$204,370	Improvement %:	36%

Foreclosure Activity Report

For Property Located At



RealQuest

2346 RHODORA ST, FOREST GROVE, OR 97116-2145

Record #: 3

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **01/30/2025** Filing Date: **11/14/2024**
 Foreclosure Doc #: **4552** Recording Book/Page: **/**

Borrower 1: **BELL LARRY J & ODDETTA M**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **NATHAN F SMITH**
 Trustee Address: **606 W GOWE ST**
 City: **KENT**
 State: **WA**
 Zip: **98032**

Trustee Phone #:
 Trustee Sale Order #: **OR08000120-24**
 Trustee Sale Order Ext: **1**

Auction Date: **03/28/2025**
 Auction Time: **11:00**
 Auction Address: **145 NE 2ND**
 City: **HILLSBORO**

Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **\$197,696 /**
 Mtg Recording Date: **09/23/2019**
 Mtg Doc #: **65159**
 Mtg Book/Page:
 Lender: **000252**
 Lender Address:
 City:
 State:
 Zip:

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

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

Location Information:

Legal Description: **FORESTMEADE, LOT 20**
 County: **WASHINGTON, OR**
 Subdivision: **FORESTMEADE**
 Legal Lot: **20**
 Legal Block:

APN: **R0750636**
 Map Reference: **/ 1N-3W-32-SE-SW**
 Township-Range-Sect: **1N-3W-32**
 Munic/Township: **FOREST GROVE**

Last Market Sale Information:

Sale Date:
 Recording Date:
 Sale Price:
 Sale Type:
 Deed Type:
 Deed Doc #:

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

Owner Information:

Owner Name: **BELL LARRY J/BELL ODETTA M**
 Mailing Address: **2346 RHODORA ST**
 City: **FOREST GROVE**
 State: **OR**
 Zip: **97116-2145**

Carrier Route: **C007**

Owner Transfer Information:

Sale Date:
 Recording Date: **02/18/1997**
 Sale Price:

Deed Type: **DEED**
 Deed Doc #: **14241**
 Vesting Codes: **HW / /**

Property Characteristics:

Living Area: **1,256**
 Total Rooms:
 Bedrooms: **4**
 Bath (F/H): **2 /**
 Year Built / Eff: **1970 / 1970**
 Fireplace:
 # of Stories:

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

Quality:

Site Information:

Land Use:	SFR	Acres:	0.25
Zoning:	R-5	Lot Area:	10,890
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$377,510	Property Tax:	\$3,266.20
Land Value:	\$220,410	Tax Area:	015.19
Improvement Value:	\$157,100	Tax Exemption:	
Total Taxable Value:	\$172,890	Improvement %:	42%

Foreclosure Activity Report

For Property Located At



20388 SW BOONES FERRY RD, TUALATIN, OR 97062-6933

Record #: 4

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	01/30/2025	Filing Date:	11/07/2024
Foreclosure Doc #:	4555	Recording Book/Page:	/

Borrower 1: FROST AARON R & RACHAEL C
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: NATHAN F SMITH
Trustee Address: 606 W GOWE ST
City: KENT
State: WA
Zip: 98032

Trustee Phone #:
Trustee Sale Order #: OR09000032-24
Trustee Sale Order Ext: 1

Auction Date: 04/01/2025
Auction Time: 9:00
Auction Address: 145 NE 2ND AVE
City: HILLSBORO

Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: \$254,575 /
Mtg Recording Date: 07/19/2024
Mtg Doc #: 31153
Mtg Book/Page:
Lender: STEARNS LNDG LLC
Lender Address:
City:
State:
Zip:

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

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

Location Information:

Legal Description: ACRES 0.17
County: WASHINGTON, OR
Subdivision:
Legal Lot:
Legal Block:

APN: R0537958
Map Reference: / 2S-1W-26-NE-NW
Township-Range-Sect: 2S-1W-26
Munic/Township: TIGARD

Last Market Sale Information:

Sale Date: 04/08/2016
Recording Date: 04/22/2016
Sale Price: \$315,000
Sale Type:
Deed Type: WARRANTY DEED
Deed Doc #: 30416

1st Mtg Amount/Type: \$283,500 / CONV
1st Mtg Int. Rate/Type: /
2nd Mtg Amount/Type: /
2nd Mtg Int. Rate/Type: /
Seller: MONDAY ALISON

Owner Information:

Owner Name:	FROST AARON R/ADAMS RACHAEL C		
Mailing Address:	19840 SW BOONES FERRY RD		
City:	TUALATIN	Carrier Route:	R019
State:	OR		
Zip:	97062-9005		

Owner Transfer Information:

Sale Date:	06/04/2020	Deed Type:	BARGAIN & SALE DEED
Recording Date:	06/09/2020	Deed Doc #:	49675
Sale Price:		Vesting Codes:	/ /

Property Characteristics:

Living Area:	1,621	Parking Type:	GARAGE
Total Rooms:		Garage Area:	440
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	2 /	Parking Spaces:	
Year Built / Eff:	1975 / 1978	Pool:	
Fireplace:	1	Pool Area:	
# of Stories:		Style:	
Quality:			

Site Information:

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

Tax Information:

Assessed Value:	\$488,280	Property Tax:	\$4,292.72
Land Value:	\$268,120	Tax Area:	023.76
Improvement Value:	\$220,160	Tax Exemption:	
Total Taxable Value:	\$245,040	Improvement %:	45%

Foreclosure Activity Report

For Property Located At



RealQuest

11990 SW CORBY DR 2, PORTLAND, OR 97225-5916

Record #: 5

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: **BROOME PATRICK E**
 Defendant 2: **KERSEY ANGELA**
 Defendant 3:
 Defendant 4:

Plaintiff 1:
 Plaintiff 2:

Attorney Name:

Attorney Phone # :
 Case #:

Auction Date: **05/27/2025**
 Auction Time: **9:00**
 Auction Address: **145 N E 2ND AVE**
 City: **HILLSBORO**

Opening Bid Amount:
 Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: /
 Mtg Recording Date:
 Mtg Doc #:
 Mtg Book/Page:
 Lender: **052595**
 Lender Address: **555 S ADAMS RD**
 City: **BIRMINGHAM**
 State: **MI**
 Zip: **48009**

Default Amt:
 Default Date:

Lender Phone #: **(248) 433-0827**
 Vesting Codes: / /
 Title Company:

Location Information:

Legal Description: **SUNSET MEADOWS CONDO, LOT 2**
 County: **WASHINGTON, OR**
 Subdivision: **SUNSET MEADOWS CONDO**
 Legal Lot: **2**
 Legal Block:

APN: **R1292648**
 Map Reference: / **1S-1W-03-NW-NW**
 Township-Range-Sect: **1S-1W-03**
 Munic/Township: **BEAVERTON**

Last Market Sale Information:

Sale Date: **04/25/2018**
 Recording Date: **04/30/2018**
 Sale Price: **\$180,000**
 Sale Type:
 Deed Type: **WARRANTY DEED**
 Deed Doc #: **30088**

1st Mtg Amount/Type: **\$88,000 / CONV**
 1st Mtg Int. Rate/Type: /
 2nd Mtg Amount/Type: /
 2nd Mtg Int. Rate/Type: /
 Seller: **KERSEY ANGELA D**

Owner Information:

Owner Name: **BROOME PATRICK E**
 Mailing Address: **11990 SW CORBY DR**
 City: **PORTLAND**
 State: **OR**
 Zip: **97225**

Carrier Route: **C047**

Owner Transfer Information:

Sale Date: **12/02/2020**
 Recording Date: **12/07/2020**
 Sale Price:

Deed Type: **BARGAIN & SALE DEED**
 Deed Doc #: **124377**
 Vesting Codes: / /

Property Characteristics:

Living Area: **1,128**
 Total Rooms:
 Bedrooms: **2**
 Bath (F/H): **2 /**
 Year Built / Eff: **1983 / 1983**
 Fireplace: **1**
 # of Stories:
 Quality:

Parking Type: **DETACHED GARAGE**
 Garage Area: **264**
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:
 Style:

Site Information:

Land Use: **CONDOMINIUM**
 Zoning: **TC-HDR**
 Site Influence:

Acres:
 Lot Area:
 Res/Comm Units: /

Tax Information:

Assessed Value: **\$284,200**
 Land Value:
 Improvement Value: **\$284,200**
 Total Taxable Value: **\$129,050**

Property Tax: **\$2,804.43**
 Tax Area: **051.51**
 Tax Exemption:
 Improvement %: **100%**

Foreclosure Activity Report

For Property Located At



9824 SW SUMMIT AVE, GASTON, OR 97119-7751

Record #: **6**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **01/31/2025**
 Foreclosure Doc #: **4713**

Foreclosure Stage: **AUCTION**
 Filing Date: **01/29/2025**
 Recording Book/Page: /

Borrower 1: **WHITE ACQ LLC**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **LUKASZ I WOZNIAK**
 Trustee Address: **4665 MACARTHUR CT STE 200**
 City: **NEWPORT BEACH**
 State: **CA**
 Zip: **92660**

Trustee Phone #: **(949) 258-8960**
 Trustee Sale Order #: **24-10572**
 Trustee Sale Order Ext:

Auction Date: **06/11/2025**
 Auction Time: **10:00**
 Auction Address: **145 NE 2ND AVE**
 City: **HILLSBORO**

Judgement Amount: **\$370,832**

Default Mortgage Information:

Mtg Amt/Type: **\$330,000 /**
 Mtg Recording Date: **12/21/2021**
 Mtg Doc #: **130281**
 Mtg Book/Page:
 Lender: **ANCHOR NATIONWIDE LOANS**

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

Lender Address:
 City:
 State:
 Zip:

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

Location Information:

Legal Description: **CHERRY GROVE, 1ST ADDITION, LOT 25, ACRES 3.00**
 County: **WASHINGTON, OR**
 Subdivision: **CHERRY GROVE, 1ST ADD**
 Legal Lot: **25**
 Legal Block:

APN: **R0454092**
 Map Reference: **/ 1S-5W-25-SW**
 Township-Range-Sect: **1S-5W-25**
 Munic/Township: **GASTON**

Last Market Sale Information:

Sale Date: **12/03/2021**
 Recording Date: **12/21/2021**
 Sale Price: **\$299,950**
 Sale Type:
 Deed Type: **WARRANTY DEED**
 Deed Doc #: **130280**

1st Mtg Amount/Type: **\$330,000 / CONV**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **ADAMS DEBORAH K**

Owner Information:

Owner Name:	WHITE ACQ LLC	Carrier Route:	B007
Mailing Address:	PO BOX 685		
City:	BRUSH PRAIRIE		
State:	WA		
Zip:	98606-0685		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	1,782	Parking Type:	
Total Rooms:		Garage Area:	
Bedrooms:		Garage Capacity:	
Bath (F/H):	2 /	Parking Spaces:	
Year Built / Eff:	2001 / 2001	Pool:	
Fireplace:		Pool Area:	
# of Stories:		Style:	
Quality:			

Site Information:

Land Use:	MOBILE HOME	Acres:	3.00
Zoning:	AF-5	Lot Area:	130,680
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$457,820	Property Tax:	\$3,906.06
Land Value:	\$322,930	Tax Area:	511.03
Improvement Value:	\$134,890	Tax Exemption:	
Total Taxable Value:	\$301,070	Improvement %:	29%

Foreclosure Activity Report

For Property Located At



RealQuest

9780 SW 160TH AVE, BEAVERTON, OR 97007-6133

Record #: 7

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **02/04/2025**
 Foreclosure Doc #: **5283**

Foreclosure Stage: **AUCTION**
 Filing Date: **01/31/2025**
 Recording Book/Page: **/**

Borrower 1: **STANFILL ROY W & BONNIE R**
 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 #: **128872**
 Trustee Sale Order Ext: **OR**

Auction Date: **06/12/2025**
 Auction Time: **11:00**
 Auction Address: **145 NE 2ND AVE**
 City: **HILLSBORO**

Judgement Amount: **\$264,612**

Default Mortgage Information:

Mtg Amt/Type: **\$250,000 / FIX**
 Mtg Recording Date: **12/31/2003**
 Mtg Doc #: **212289**
 Mtg Book/Page:
 Lender: **JPMORGAN CHASE BK NAT'L**
ASSN

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

Lender Address:
 City:
 State:
 Zip:

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

Location Information:

Legal Description: **BISHOP'S RIDGE, LOT 1, ACRES 0.19**
 County: **WASHINGTON, OR**
 Subdivision:
 Legal Lot: **1**
 Legal Block:

APN: **R1392718**
 Map Reference: **/ 1S-1W-29-SW-SW**
 Township-Range-Sect: **1S-1W-29**
 Munic/Township: **BEAVERTON**

Last Market Sale Information:

Sale Date: **04/01/1987**
 Recording Date:
 Sale Price: **\$30,500**
 Sale Type:
 Deed Type: **DEED (REG)**
 Deed Doc #:

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

Owner Information:

Owner Name: **STANFILL ROY W/STANFILL BONNIE R**
 Mailing Address: **9780 SW 160TH AVE**
 City: **BEAVERTON**
 State: **OR**
 Zip: **97007-6133**

Carrier Route: **R011**

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

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

Property Characteristics:

Living Area: **3,603**
 Total Rooms:
 Bedrooms: **3**
 Bath (F/H): **3 /**
 Year Built / Eff: **1987 / 1987**
 Fireplace: **1**

Parking Type: **GARAGE**
 Garage Area: **483**
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:

of Stories:
Quality:

Style:

Site Information:

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

Acres: **0.19**
Lot Area: **8,276**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$712,030**
Land Value: **\$330,070**
Improvement Value: **\$381,960**
Total Taxable Value: **\$513,050**

Property Tax: **\$11,149.19**
Tax Area: **051.58**
Tax Exemption:
Improvement %: **54%**

Foreclosure Activity Report

For Property Located At



20624 SW ROSA DR, BEAVERTON, OR 97078-1011

Record #: 8

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
Recording Date: **02/03/2025**
Foreclosure Doc #: **4818**

Foreclosure Stage: **AUCTION**
Filing Date: **01/31/2025**
Recording Book/Page: **/**

Borrower 1: **CROAK LEE**
Borrower 2: **BISHOP KIMBERLEY**
Borrower 3:
Borrower 4:

Trustee Name: **AFFINIA DEFAULT SERVICES LLC** Trustee Phone #:
Trustee Address: **10151 SE SUNNYSIDE RD # 490** Trustee Sale Order #: **24-00492OR**
City: **CLACKAMAS** Trustee Sale Order Ext:
State: **OR**
Zip: **97015**

Auction Date: **06/13/2025**
Auction Time: **10:00** Judgement Amount: **\$336,331**
Auction Address: **145 NE 2ND AVE**
City: **HILLSBORO**

Default Mortgage Information:

Mtg Amt/Type: **\$362,603 /**
Mtg Recording Date: **05/11/2021**
Mtg Doc #: **56119**
Mtg Book/Page:
Lender: **044970**
Lender Address:
City:
State:
Zip:

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

Location Information:

Legal Description: **CROSS CREEK NO.3, LOT 174, ACRES 0.2**
County: **WASHINGTON, OR** APN: **R0380466**
Subdivision: **CROSS CRK 3** Map Reference: **/ 1S-2W-14-SE-SE**
Legal Lot: **174** Township-Range-Sect: **1S-2W-14**
Legal Block: Munic/Township: **REEDVILLE**

Last Market Sale Information:

Sale Date: **04/08/2019** 1st Mtg Amount/Type: **\$368,207 / FHA**
Recording Date: **04/10/2019** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$375,000** 2nd Mtg Amount/Type: **/**
Sale Type: 2nd Mtg Int. Rate/Type: **/**

Deed Type: **WARRANTY DEED** Seller: **STREECH MEAGEN G & KYLE**

Deed Doc #: 21037

Owner Information:

Owner Name: **CROAK LEE/BISHOP KIMBERLEY**
Mailing Address: **20624 SW ROSA DR**
City: **BEAVERTON**
State: **OR** Carrier Route: **C073**
Zip: **97078-1011**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,392** Parking Type: **GARAGE**
Total Rooms: Garage Area: **480**
Bedrooms: **3** Garage Capacity:
Bath (F/H): **2 /** Parking Spaces:
Year Built / Eff: **1974 / 1989** Pool:
Fireplace: **1** Pool Area:
of Stories: Style:
Quality:

Site Information:

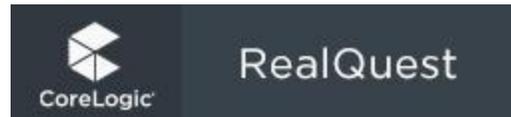
Land Use: **SFR** Acres: **0.20**
Zoning: **R-5** Lot Area: **8,712**
Site Influence: Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$487,480** Property Tax: **\$3,642.98**
Land Value: **\$290,000** Tax Area: **029.26**
Improvement Value: **\$197,480** Tax Exemption:
Total Taxable Value: **\$234,760** Improvement %: **41%**

Foreclosure Activity Report

For Property Located At



8745 SW RAVINE DR, BEAVERTON, OR 97007-7775

Record #: **9**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **02/06/2025**
 Foreclosure Doc #: **5711**

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

Borrower 1: **SMILOWSKI PAUL**
 Borrower 2: **FORMEL MICHELE L**
 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 #: **130345**
 Trustee Sale Order Ext: **OR**

Auction Date: **06/17/2025**
 Auction Time: **11:00**
 Auction Address: **145 NE 2ND AVE**
 City: **HILLSBORO**

Judgement Amount: **\$285,551**

Default Mortgage Information:

Mtg Amt/Type: **\$426,400 / ADJ**
 Mtg Recording Date: **09/15/2005**
 Mtg Doc #: **112750**
 Mtg Book/Page:
 Lender: **000252**
 Lender Address:
 City:
 State:
 Zip:

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

Location Information:

Legal Description: **MADRONA HEIGHTS, LOT 37, ACRES 0.31**
 County: **WASHINGTON, OR**
 Subdivision: **MADRONA HEIGHTS**
 Legal Lot: **37**
 Legal Block:

APN: **R2046564**
 Map Reference: **/ 1S-1W-30-NE-SW**
 Township-Range-Sect: **1S-1W-30**
 Munic/Township: **BEAVERTON**

Last Market Sale Information:

Sale Date: **09/14/2005**
 Recording Date: **09/15/2005**
 Sale Price: **\$533,000**
 Sale Type:
 Deed Type: **WARRANTY DEED**
 Deed Doc #: **112749**

1st Mtg Amount/Type: **\$426,400 / CONV**
 1st Mtg Int. Rate/Type: **5.50 / ADJ**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **BADIA JOSE O**

Owner Information:

Owner Name: **SMILOWSKI PAUL/FORMEL MICHELE L**
 Mailing Address: **8745 SW RAVINE DR**
 City: **BEAVERTON**
 State: **OR**
 Zip: **97007-7775**

Carrier Route: **R014**

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

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

Property Characteristics:

Living Area: **2,794**
 Total Rooms:
 Bedrooms: **4**
 Bath (F/H): **3 /**
 Year Built / Eff: **1996 / 1996**
 Fireplace: **1**
 # of Stories:

Parking Type: **GARAGE**
 Garage Area: **860**
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:
 Style:

Quality:

Site Information:

Land Use:	SFR	Acres:	0.31
Zoning:	R-6	Lot Area:	13,504
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$764,570	Property Tax:	\$10,463.71
Land Value:	\$384,360	Tax Area:	051.50
Improvement Value:	\$380,210	Tax Exemption:	
Total Taxable Value:	\$557,390	Improvement %:	50%

Foreclosure Activity Report

For Property Located At



14050 SW WILSON DR, BEAVERTON, OR 97008-6145

Record #: 10

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF DEFAULT	Foreclosure Stage:	AUCTION
Recording Date:	01/30/2025	Filing Date:	01/30/2025
Foreclosure Doc #:	4570	Recording Book/Page:	/

Borrower 1: CHANDLER BRITTANY M
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: NATHAN F SMITH
Trustee Address:
City:
State:
Zip:

Trustee Phone #:
Trustee Sale Order #: OR07000084-23-1
Trustee Sale Order Ext:

Auction Date: 06/18/2025
Auction Time: 11:00
Auction Address: 145 NE 2ND
City: HILLSBORO

Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: \$218,534 /
Mtg Recording Date: 03/20/2023
Mtg Doc #: 11058
Mtg Book/Page:
Lender: 084786
Lender Address:
City:
State:
Zip:

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

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

Location Information:

Legal Description: HYLAND HILLS NO.6, LOT 199
County: WASHINGTON, OR
Subdivision: HYLAND HILLS 6
Legal Lot: 199
Legal Block:

APN: R0184179
Map Reference: / 1S-1W-21-SW-SW
Township-Range-Sect: 1S-1W-21
Munic/Township: BEAVERTON

Last Market Sale Information:

Sale Date: 05/05/2014
Recording Date: 05/07/2014
Sale Price: \$265,000
Sale Type:
Deed Type: WARRANTY DEED
Deed Doc #: 26763

1st Mtg Amount/Type: \$260,200 / FHA
1st Mtg Int. Rate/Type: /
2nd Mtg Amount/Type: /
2nd Mtg Int. Rate/Type: /
Seller: SMITH MARDA P

Owner Information:

Owner Name: **CHANDLER BRITTANY M/CREGER CHADAU**
Mailing Address: **14050 SW WILSON DR**
City: **BEAVERTON**
State: **OR** Carrier Route: **C011**
Zip: **97008-6145**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,660** Parking Type: **GARAGE**
Total Rooms: Garage Area: **462**
Bedrooms: **3** Garage Capacity:
Bath (F/H): **2 /** Parking Spaces:
Year Built / Eff: **1971 / 1974** Pool:
Fireplace: **1** Pool Area:
of Stories: Style:
Quality:

Site Information:

Land Use: **SFR** Acres: **0.19**
Zoning: **RMC** Lot Area: **8,276**
Site Influence: Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$540,170** Property Tax: **\$6,449.62**
Land Value: **\$303,710** Tax Area: **051.58**
Improvement Value: **\$236,460** Tax Exemption:
Total Taxable Value: **\$296,790** Improvement %: **44%**