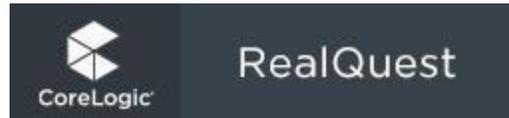


# Foreclosure Activity Report

For Property Located At



**13983 TAYLOR LN, OREGON CITY, OR 97045-1269**

Record #: 1

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

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
Recording Date: **03/13/2025** Filing Date: **09/27/2024**  
Foreclosure Doc #: **8526** Recording Book/Page: **/**

Borrower 1: **LUNSFORD DONALD W**  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: **PRIME RECON LLC** Trustee Phone #: **(888) 725-4142**  
Trustee Address: **27368 VIA INDUSTRIA STE 201** Trustee Sale Order #: **177900**  
City: **TEMECULA** Trustee Sale Order Ext:  
State: **CA**  
Zip: **92590**

Auction Date: **01/28/2025** Judgement Amount: **\$183,111**  
Auction Time: **9:00**  
Auction Address: **807 MAIN ST**  
City: **OREGON CITY**

### **Default Mortgage Information:**

Mtg Amt/Type: **\$203,750 /** Default Amt:  
Mtg Recording Date: **02/01/2022** Default Date:  
Mtg Doc #: **6899**  
Mtg Book/Page:  
Lender: **144680** 1<sup>st</sup> Missed Pymt Date: **01/01/2024**  
Lender Address:  
City: Lender Phone #:  
State: Vesting Codes: **UM / /**  
Zip: Title Company:

### **Location Information:**

Legal Description: **46 EDGEWOOD ADD LTS 1&27 BLK 1**  
County: **CLACKAMAS, OR** APN: **00542461**  
Subdivision: **EDGEWOOD ADD** Map Reference: **/ 2S-2E-20-SE-NE**  
Legal Lot: **1** Township-Range-Sect: **2S-2E-20**  
Legal Block: **1** Munic/Township: **OREGON CITY**

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

Sale Date: **01/08/2025** 1<sup>st</sup> Mtg Amount/Type: **/**  
Recording Date: **02/03/2025** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
Sale Price: **\$235,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **CONTRACT OF SALE** Seller: **LUNSFORD DONALD W**  
Deed Doc #: **3822**

### **Owner Information:**

Owner Name: **PROPERTY MAX LLC/LUNSFORD DONALD W**  
Mailing Address: **5075 SW GRIFFITH DR STE 200**  
City: **BEAVERTON**  
State: **OR** Carrier Route: **C046**  
Zip: **97005-3045**

### **Owner Transfer Information:**

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

**Property Characteristics:**

Living Area:	1,353	Parking Type:	
Total Rooms:		Garage Area:	
Bedrooms:	2	Garage Capacity:	
Bath (F/H):	1 /	Parking Spaces:	
Year Built / Eff:	1957 /	Pool:	
Fireplace:	1	Pool Area:	
# of Stories:	1	Style:	
Quality:	<b>BELOW AVERAGE</b>		

**Site Information:**

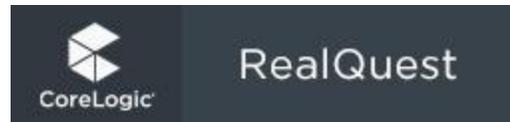
Land Use:	<b>SFR</b>	Acres:	<b>0.25</b>
Zoning:	<b>R10</b>	Lot Area:	<b>10,958</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$378,025</b>	Property Tax:	<b>\$2,773.93</b>
Land Value:	<b>\$188,285</b>	Tax Area:	<b>062057</b>
Improvement Value:	<b>\$189,740</b>	Tax Exemption:	
Total Taxable Value:	<b>\$148,195</b>	Improvement %:	<b>50%</b>

**Foreclosure Activity Report**

For Property Located At

**3366 SE VINEYARD RD, PORTLAND, OR 97267-4716**Record #: **2****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	<b>NOTICE OF TRUSTEE'S SALE</b>	Foreclosure Stage:	<b>AUCTION</b>
Recording Date:	<b>03/18/2025</b>	Filing Date:	<b>10/01/2024</b>
Foreclosure Doc #:	9148	Recording Book/Page:	<b>/</b>

Borrower 1: **HAYDEN SCOTT R & JENNA M**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name:	<b>ZBS LAW LLP</b>	Trustee Phone #:	<b>(503) 946-6558</b>
Trustee Address:	<b>5 CENTERPOINTE DR STE 400</b>	Trustee Sale Order #:	<b>24-68635</b>
City:	<b>LAKE OSWEGO</b>	Trustee Sale Order Ext:	
State:	<b>OR</b>		
Zip:	<b>97035</b>		

Auction Date:	<b>02/14/2025</b>	Judgement Amount:	<b>\$296,026</b>
Auction Time:	<b>10:00</b>		
Auction Address:	<b>807 MAIN ST</b>		
City:	<b>OREGON CITY</b>		

**Default Mortgage Information:**

Mtg Amt/Type:	<b>\$299,145 /</b>	Default Amt:	
Mtg Recording Date:	<b>05/26/2021</b>	Default Date:	
Mtg Doc #:	52313	1 <sup>st</sup> Missed Pymt Date:	<b>12/01/2023</b>
Mtg Book/Page:		Lender Phone #:	
Lender:	<b>044970</b>	Vesting Codes:	<b>HW / /</b>
Lender Address:		Title Company:	
City:			
State:			
Zip:			

**Location Information:**

Legal Description:	<b>SECTION 13 TOWNSHIP 2S RANGE 1E QUARTER AB TAX LOT 01100</b>		
County:	<b>CLACKAMAS, OR</b>	APN:	<b>00291909</b>
Subdivision:	<b>STEPHEN H WALKER</b>	Map Reference:	<b>/ 2S-1E-13-NE-NW</b>
Legal Lot:	<b>1100</b>	Township-Range-Sect:	<b>2S-1E-13</b>
Legal Block:		Munic/Township:	<b>COUNTY CLACKAMAS</b>

**Last Market Sale Information:**

Sale Date:	<b>03/31/2016</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$235,551 / FHA</b>
Recording Date:	<b>03/31/2016</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/</b>
Sale Price:	<b>\$239,900</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>CASTILLO DAVID</b>
Deed Doc #:	<b>20960</b>		

**Owner Information:**

Owner Name:	<b>HAYDEN SCOTT R/HAYDEN JENNA M</b>		
Mailing Address:	<b>3366 SE VINEYARD RD</b>		
City:	<b>PORTLAND</b>	Carrier Route:	<b>C007</b>
State:	<b>OR</b>		
Zip:	<b>97267-4716</b>		

**Owner Transfer Information:**

Sale Date:	<b>05/21/2021</b>	Deed Type:	<b>BARGAIN &amp; SALE DEED</b>
Recording Date:	<b>05/26/2021</b>	Deed Doc #:	<b>52312</b>
Sale Price:		Vesting Codes:	<b>/ /</b>

**Property Characteristics:**

Living Area:	<b>896</b>	Parking Type:	
Total Rooms:		Garage Area:	
Bedrooms:	<b>4</b>	Garage Capacity:	
Bath (F/H):	<b>1 /</b>	Parking Spaces:	
Year Built / Eff:	<b>1956 /</b>	Pool:	
Fireplace:		Pool Area:	
# of Stories:	<b>1</b>	Style:	
Quality:	<b>BELOW AVERAGE</b>		

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>0.18</b>
Zoning:	<b>R10</b>	Lot Area:	<b>7,841</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$352,511</b>	Property Tax:	<b>\$2,568.44</b>
Land Value:	<b>\$228,811</b>	Tax Area:	<b>012057</b>
Improvement Value:	<b>\$123,700</b>	Tax Exemption:	
Total Taxable Value:	<b>\$134,649</b>	Improvement %:	<b>35%</b>

**Foreclosure Activity Report**

For Property Located At



RealQuest

**5950 SW PROSPERITY PARK RD, TUALATIN, OR 97062-6736**

Record #: 3

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF SALE**  
 Recording Date: **03/14/2025**  
 Foreclosure Doc #:

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

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

Plaintiff 1:  
 Plaintiff 2:

Attorney Name:

Attorney Phone # :  
 Case #:

Auction Date: **04/08/2025**  
 Auction Time: **9:00**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

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: //  
 Title Company:

**Location Information:**

Legal Description: **612 MERIDIAN TR PT LT 12**  
 County: **CLACKAMAS, OR**  
 Subdivision: **MERIDIAN**  
 Legal Lot: **12**  
 Legal Block:

APN: **00396574**  
 Map Reference: **/ 2S-1E-30-NW**  
 Township-Range-Sect: **2S-1E-30**  
 Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: **07/28/2015**  
 Recording Date: **07/31/2015**  
 Sale Price: **\$440,000**  
 Sale Type:  
 Deed Type: **WARRANTY DEED**

1<sup>st</sup> Mtg Amount/Type: **\$340,000 / CONV**  
 1<sup>st</sup> Mtg Int. Rate/Type: /  
 2<sup>nd</sup> Mtg Amount/Type: /  
 2<sup>nd</sup> Mtg Int. Rate/Type: /  
 Seller: **WALL JACKIE E & PAMELA D**

Deed Doc #: 51214

**Owner Information:**

Owner Name: **KINDRED LLC**  
 Mailing Address: **10175 SW BARBUR BLVD STE 214B**  
 City: **PORTLAND**  
 State: **OR**  
 Zip: **97219**

Carrier Route: **C035**

**Owner Transfer Information:**

Sale Date: **03/10/2025**  
 Recording Date: **03/12/2025**  
 Sale Price: **\$2,500**

Deed Type: **BARGAIN & SALE DEED**  
 Deed Doc #: 8230  
 Vesting Codes: **/ / CO**

**Property Characteristics:**

Living Area: **2,856**  
 Total Rooms:  
 Bedrooms: **5**  
 Bath (F/H): **2 /**  
 Year Built / Eff: **1971 /**  
 Fireplace: **1**  
 # of Stories: **1**  
 Quality: **AVERAGE**

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

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>1.96</b>
Zoning:	<b>RRFF5</b>	Lot Area:	<b>85,166</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$885,750</b>	Property Tax:	<b>\$8,860.10</b>
Land Value:	<b>\$526,560</b>	Tax Area:	<b>003004</b>
Improvement Value:	<b>\$359,190</b>	Tax Exemption:	
Total Taxable Value:	<b>\$515,548</b>	Improvement %:	<b>41%</b>

**Foreclosure Activity Report**

For Property Located At

**10040 SE 134TH AVE, HAPPY VALLEY, OR 97086-5961**

Record #: 4

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	<b>NOTICE OF TRUSTEE'S SALE</b>	Foreclosure Stage:	<b>AUCTION</b>
Recording Date:	<b>03/13/2025</b>	Filing Date:	<b>12/10/2024</b>
Foreclosure Doc #:	<b>8574</b>	Recording Book/Page:	<b>/</b>

Borrower 1: **WEDIN DANIEL A & KELLI M**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name:	<b>CLEAR RECON CORP</b>	Trustee Phone #:	<b>(858) 750-7777</b>
Trustee Address:	<b>1915 NE STUCKI AVE STE 400</b>	Trustee Sale Order #:	<b>129285</b>
City:	<b>HILLSBORO</b>	Trustee Sale Order Ext:	<b>OR</b>
State:	<b>OR</b>		
Zip:	<b>97006</b>		

Auction Date:	<b>04/24/2025</b>	Judgement Amount:	
Auction Time:	<b>11:00</b>		
Auction Address:	<b>807 MAIN ST</b>		
City:	<b>OREGON</b>		

**Default Mortgage Information:**

Mtg Amt/Type:	<b>\$382,614 / FIX</b>	Default Amt:	
Mtg Recording Date:	<b>02/24/2005</b>	Default Date:	
Mtg Doc #:	<b>16058</b>	1 <sup>st</sup> Missed Pymt Date:	
Mtg Book/Page:			
Lender:	<b>144640</b>	Lender Phone #:	
Lender Address:		Vesting Codes:	<b>/ /</b>
City:		Title Company:	
State:			
Zip:			

**Location Information:**

Legal Description:	<b>3323 ESTATES AT PARKSIDE LT 13</b>	APN:	<b>01752687</b>
County:	<b>CLACKAMAS, OR</b>	Map Reference:	<b>/ 1S-2E-26-SE-SW</b>
Subdivision:	<b>ESTATES AT PARKSIDE</b>	Township-Range-Sect:	<b>1S-2E-26</b>
Legal Lot:	<b>13</b>	Munic/Township:	<b>HAPPY VALLEY</b>
Legal Block:			

**Last Market Sale Information:**

Sale Date:	<b>11/19/2002</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$180,000 / CONV</b>
Recording Date:	<b>11/21/2002</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/ FIXED</b>
Sale Price:	<b>\$225,000</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>SCHULTZ NICOLE R &amp; TRACY L</b>
Deed Doc #:	<b>113818</b>		

**Owner Information:**

Owner Name:	<b>WEDIN DANIEL A/WEDIN KELLI M</b>		
Mailing Address:	<b>10040 SE 134TH AVE</b>		
City:	<b>HAPPY VALLEY</b>		
State:	<b>OR</b>	Carrier Route:	<b>C088</b>
Zip:	<b>97086-5961</b>		

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area:	<b>2,192</b>	Parking Type:	<b>GARAGE</b>
Total Rooms:		Garage Area:	
Bedrooms:		Garage Capacity:	
Bath (F/H):	<b>2 / 1</b>	Parking Spaces:	
Year Built / Eff:	<b>1997 /</b>	Pool:	
Fireplace:	<b>1</b>	Pool Area:	
# of Stories:	<b>2</b>	Style:	
Quality:	<b>AVERAGE</b>		

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>0.14</b>
Zoning:	<b>R7</b>	Lot Area:	<b>6,301</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$484,247</b>	Property Tax:	<b>\$7,370.01</b>
Land Value:	<b>\$161,867</b>	Tax Area:	<b>012149</b>
Improvement Value:	<b>\$322,380</b>	Tax Exemption:	
Total Taxable Value:	<b>\$324,854</b>	Improvement %:	<b>67%</b>

**Foreclosure Activity Report**

For Property Located At



RealQuest

**7920 SE SOUTHGATE ST, PORTLAND, OR 97222-1282**

Record #: 5

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **03/18/2025** Filing Date: **12/16/2024**  
 Foreclosure Doc #: **9024** Recording Book/Page: **/**

Borrower 1: **CREEK WILLIAM T**  
 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-23-955839**  
 City: **SEATTLE** Trustee Sale Order Ext: **SW**  
 State: **WA**  
 Zip: **98104**

Auction Date: **04/25/2025**  
 Auction Time: **10:00** Judgement Amount: **\$220,098**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

**Default Mortgage Information:**

Mtg Amt/Type: **\$244,500 / ADJ**  
 Mtg Recording Date: **12/29/2010** Default Amt:  
 Mtg Doc #: **83647** Default Date:  
 Mtg Book/Page:  
 Lender: **BANK OF AMERICA NA** 1<sup>st</sup> Missed Pymt Date:  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **UM / /**  
 Zip: Title Company:

**Location Information:**

Legal Description: **664 SOUTHGATE VILLAGE LT 29 BLK 6**  
 County: **CLACKAMAS, OR** APN: **00111854**  
 Subdivision: **SOUTHGATE VILLAGE** Map Reference: **/ 1S-2E-32-SE-SE**  
 Legal Lot: **29** Township-Range-Sect: **1S-2E-32**  
 Legal Block: **6** Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: 1<sup>st</sup> Mtg Amount/Type: **/**  
 Recording Date: **00/1969** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **DEED (REG)** Seller:  
 Deed Doc #: **18980**

**Owner Information:**

Owner Name: **CREEK WILLIAM T**  
 Mailing Address: **PO BOX 804**  
 City: **CLACKAMAS**  
 State: **OR** Carrier Route: **B008**  
 Zip: **97015-0804**

**Owner Transfer Information:**

Sale Date: **12/14/2005** Deed Type: **BARGAIN & SALE DEED**  
 Recording Date: **03/24/2006** Deed Doc #: **26389**  
 Sale Price: Vesting Codes: **/ /**

**Property Characteristics:**

Living Area: **946** Parking Type: **GARAGE**  
 Total Rooms:  
 Bedrooms: **2** Garage Area:  
 Bath (F/H): **2 /** Garage Capacity:  
 Year Built / Eff: **1954 /** Parking Spaces:  
 Fireplace: **1** Pool:  
 Pool Area:

# of Stories: 1  
Quality: BELOW AVERAGE

Style:

**Site Information:**

Land Use: SFR  
Zoning: R10  
Site Influence:  
Acres: 0.40  
Lot Area: 17,500  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$400,539  
Land Value: \$256,419  
Improvement Value: \$144,120  
Total Taxable Value: \$177,739  
Property Tax: \$4,174.24  
Tax Area: 012051  
Tax Exemption:  
Improvement %: 36%

## Foreclosure Activity Report

For Property Located At



**17817 OATFIELD RD, GLADSTONE, OR 97027-1657**

Record #: 6

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE  
Recording Date: 03/13/2025  
Foreclosure Doc #: 8576  
Foreclosure Stage: AUCTION  
Filing Date: 12/31/2024  
Recording Book/Page: /

Borrower 1: LEADER HAROLD V  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: QUALITY LOAN SERVICE CORP  
Trustee Address: 108 1ST AVE S STE 450  
City: SEATTLE  
State: WA  
Zip: 98104  
Trustee Phone #: (916) 939-0772  
Trustee Sale Order #: OR-24-1002687  
Trustee Sale Order Ext: SW

Auction Date: 05/13/2025  
Auction Time: 10:00  
Auction Address: 807 MAIN ST  
City: OREGON CITY  
Judgement Amount: \$59,209

**Default Mortgage Information:**

Mtg Amt/Type: \$112,000 /  
Mtg Recording Date: 06/01/2012  
Mtg Doc #: 34331  
Mtg Book/Page:  
Lender: KEYBANK NA  
Lender Address:  
City:  
State:  
Zip:  
Default Amt:  
Default Date:  
1st Missed Pymt Date: 07/01/2024  
Lender Phone #:  
Vesting Codes: MA / /  
Title Company: OLD REPUBLIC TITLE

**Location Information:**

Legal Description: 164 MAYWOOD PT LTS 12&13 BLK 3  
County: CLACKAMAS, OR  
Subdivision: MAYWOOD  
Legal Lot: 12  
Legal Block: 3  
APN: 00498857  
Map Reference: / 2S-2E-17-SW-NE  
Township-Range-Sect: 2S-2E-17  
Munic/Township: GLADSTONE

**Last Market Sale Information:**

Sale Date: 03/05/2025  
Recording Date: 03/13/2025  
Sale Price: \$325,000  
Sale Type:  
1st Mtg Amount/Type: \$486,234 / CONV  
1st Mtg Int. Rate/Type: /  
2nd Mtg Amount/Type: /  
2nd Mtg Int. Rate/Type: /

Deed Type: **PERSONAL REPRESENTATIVE'S DEED** Seller: **LEADER HAROLD V**  
Deed Doc #: **8570**

**Owner Information:**

Owner Name: **Z & R DESIGN LLC**  
Mailing Address: **12780 SE SCHOOL AVE**  
City: **BORING**  
State: **OR** Carrier Route: **R004**  
Zip: **97009-7489**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **2,736** Parking Type: **GARAGE**  
Total Rooms: Garage Area:  
Bedrooms: **3** Garage Capacity:  
Bath (F/H): **2 /** Parking Spaces:  
Year Built / Eff: **1960 /** Pool:  
Fireplace: Pool Area:  
# of Stories: **1** Style:  
Quality: **AVERAGE**

**Site Information:**

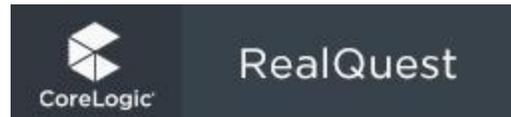
Land Use: **SFR** Acres: **0.46**  
Zoning: **R7.2** Lot Area: **20,083**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$592,191** Property Tax: **\$5,040.40**  
Land Value: **\$314,441** Tax Area: **115002**  
Improvement Value: **\$277,750** Tax Exemption:  
Total Taxable Value: **\$249,803** Improvement %: **47%**

## Foreclosure Activity Report

For Property Located At



**6615 CHURCHILL DR, GLADSTONE, OR 97027-1015**

Record #: 7

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **03/17/2025** Filing Date: **01/07/2025**  
 Foreclosure Doc #: **8793** Recording Book/Page: **/**

Borrower 1: **CHURCHILL LUXE LLC**  
 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-24-104678**  
 City: **SEATTLE** Trustee Sale Order Ext: **BB**  
 State: **WA**  
 Zip: **98104**

Auction Date: **05/15/2025**  
 Auction Time: **10:00** Judgement Amount:  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

**Default Mortgage Information:**

Mtg Amt/Type: **\$506,200 /**  
 Mtg Recording Date: **02/16/2023** Default Amt:  
 Mtg Doc #: **4979** Default Date:  
 Mtg Book/Page:  
 Lender: **000252** 1<sup>st</sup> Missed Pymt Date:  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **/ / CO**  
 Zip: Title Company:

**Location Information:**

Legal Description: **1604 SHERWOOD TOO #2 LT 5 BLK 1**  
 County: **CLACKAMAS, OR** APN: **00498205**  
 Subdivision: **SHERWOOD TOO 02** Map Reference: **/ 2S-2E-17-NW-SE**  
 Legal Lot: **5** Township-Range-Sect: **2S-2E-17**  
 Legal Block: **1** Munic/Township: **GLADSTONE**

**Last Market Sale Information:**

Sale Date: **01/30/2023** 1<sup>st</sup> Mtg Amount/Type: **\$506,200 /**  
 Recording Date: **02/16/2023** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$465,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **WARD ROBERT C & CHERIE R**  
 Deed Doc #: **4978**

**Owner Information:**

Owner Name: **CHURCHILL LUXE LLC**  
 Mailing Address: **6615 CHURCHILL DR**  
 City: **GLADSTONE**  
 State: **OR** Carrier Route: **C003**  
 Zip: **97027-1015**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **1,899** Parking Type: **GARAGE**  
 Total Rooms:  
 Bedrooms: **3** Garage Area:  
 Bath (F/H): **2 / 1** Garage Capacity:  
 Year Built / Eff: **1971 /** Parking Spaces:  
 Fireplace: **1** Pool:  
 Pool Area:

# of Stories: 2  
Quality: AVERAGE

Style:

**Site Information:**

Land Use: SFR  
Zoning: R7.2  
Site Influence:

Acres: 0.17  
Lot Area: 7,229  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$570,116  
Land Value: \$224,026  
Improvement Value: \$346,090  
Total Taxable Value: \$287,285

Property Tax: \$5,796.69  
Tax Area: 115040  
Tax Exemption:  
Improvement %: 61%

## Foreclosure Activity Report

For Property Located At



**731 SE FOREST GLEN RD, ESTACADA, OR 97023-8411**

Record #: 8

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF DEFAULT  
Recording Date: 03/18/2025  
Foreclosure Doc #: 9021

Foreclosure Stage: AUCTION  
Filing Date: 03/13/2025  
Recording Book/Page: /

Borrower 1: MAXWELL LONNY J  
Borrower 2: ABBOTT MINA E  
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 #: OR14000006-24  
Trustee Sale Order Ext: 1

Auction Date: 07/29/2025  
Auction Time: 11:00  
Auction Address: 807 MAIN ST  
City: OREGON CITY

Judgement Amount: \$447,219

**Default Mortgage Information:**

Mtg Amt/Type: \$454,545 /  
Mtg Recording Date: 07/15/2021  
Mtg Doc #: 67924  
Mtg Book/Page:  
Lender: SHELLPOINT MTG SVCNG  
Lender Address:  
City:  
State:  
Zip:

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

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

**Location Information:**

Legal Description: SUBDIVISION CAZADERO HEIGHTS PT LTS 26 & 27 3439  
County: CLACKAMAS, OR  
Subdivision: CAZADERO HEIGHTS  
Legal Lot: 26  
Legal Block:

APN: 05009452  
Map Reference: / 3S-4E-28-NW-SW  
Township-Range-Sect: 3S-4E-28  
Munic/Township: ESTACADA

**Last Market Sale Information:**

Sale Date: 07/12/2021  
Recording Date: 07/15/2021  
Sale Price: \$450,000  
Sale Type:  
Deed Type: WARRANTY DEED

1<sup>st</sup> Mtg Amount/Type: \$454,545 / CONV  
1<sup>st</sup> Mtg Int. Rate/Type: /  
2<sup>nd</sup> Mtg Amount/Type: /  
2<sup>nd</sup> Mtg Int. Rate/Type: /  
Seller: WISEMAN DAVID B

Deed Doc #: 67923

**Owner Information:**

Owner Name: **MAXWELL LONNY/ABBOTT MINA**  
Mailing Address: **731 SE FOREST GLEN RD**  
City: **ESTACADA**  
State: **OR** Carrier Route: **R005**  
Zip: **97023-8411**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **2,288** Parking Type:  
Total Rooms: Garage Area:  
Bedrooms: **4** Garage Capacity:  
Bath (F/H): **2 / 1** Parking Spaces:  
Year Built / Eff: **2003 /** Pool:  
Fireplace: Pool Area:  
# of Stories: Style:  
Quality: **BELOW AVERAGE**

**Site Information:**

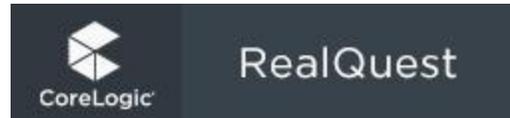
Land Use: **SFR** Acres: **0.24**  
Zoning: **R2** Lot Area: **10,285**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$459,054** Property Tax: **\$3,956.50**  
Land Value: **\$152,224** Tax Area: **108002**  
Improvement Value: **\$306,830** Tax Exemption:  
Total Taxable Value: **\$252,251** Improvement %: **67%**

## Foreclosure Activity Report

For Property Located At



**29435 SW TETON WAY, WILSONVILLE, OR 97070-8501**

Record #: **9**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **03/17/2025**  
 Foreclosure Doc #: **9015**

Foreclosure Stage: **AUCTION**  
 Filing Date: **03/13/2025**  
 Recording Book/Page: **/**

Borrower 1: **RUIZ JUAN E**  
 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 #:  
 Trustee Sale Order Ext:

Auction Date: **07/29/2025**  
 Auction Time: **9:00**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

Judgement Amount:

**Default Mortgage Information:**

Mtg Amt/Type: **\$426,044 / ADJ**  
 Mtg Recording Date: **12/20/2006**  
 Mtg Doc #: **116867**  
 Mtg Book/Page:  
 Lender: **000252**  
 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: **2425 PARKWOOD EST LT 24 PT LT 25 BLK 2**  
 County: **CLACKAMAS, OR**  
 Subdivision: **PARKWOOD ESTATES**  
 Legal Lot: **24**  
 Legal Block: **2**

APN: **00813141**  
 Map Reference: **/ 3S-1W-15-SE-SE**  
 Township-Range-Sect: **3S-1W-15**  
 Munic/Township: **WILSONVILLE**

**Last Market Sale Information:**

Sale Date: **03/1998**  
 Recording Date: **03/13/1998**  
 Sale Price: **\$157,000**  
 Sale Type: **FULL**  
 Deed Type: **WARRANTY DEED**  
 Deed Doc #: **20101**

1<sup>st</sup> Mtg Amount/Type: **\$149,150 / CONV**  
 1<sup>st</sup> Mtg Int. Rate/Type: **/ FIXED**  
 2<sup>nd</sup> Mtg Amount/Type: **/**  
 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Seller: **ZUVER JUDITH K**

**Owner Information:**

Owner Name: **RUIZ JUAN E**  
 Mailing Address: **29435 SW TETON WAY**  
 City: **WILSONVILLE**  
 State: **OR**  
 Zip: **97070-8501**

Carrier Route: **R007**

**Owner Transfer Information:**

Sale Date:  
 Recording Date:  
 Sale Price:

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

**Property Characteristics:**

Living Area: **2,816**  
 Total Rooms:  
 Bedrooms: **3**  
 Bath (F/H): **4 /**  
 Year Built / Eff: **1989 /**  
 Fireplace: **1**  
 # of Stories: **1**

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

Quality: **BELOW AVERAGE**

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>0.16</b>
Zoning:	<b>PDR2</b>	Lot Area:	<b>7,013</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$600,220</b>	Property Tax:	<b>\$6,592.10</b>
Land Value:	<b>\$190,500</b>	Tax Area:	<b>003023</b>
Improvement Value:	<b>\$409,720</b>	Tax Exemption:	
Total Taxable Value:	<b>\$344,523</b>	Improvement %:	<b>68%</b>

## Foreclosure Activity Report

For Property Located At



**17078 SE TROGE RD, HAPPY VALLEY, OR 97086-4438**

Record #: 10

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	<b>NOTICE OF DEFAULT</b>	Foreclosure Stage:	<b>AUCTION</b>
Recording Date:	<b>03/13/2025</b>	Filing Date:	<b>03/13/2025</b>
Foreclosure Doc #:	<b>8562</b>	Recording Book/Page:	<b>/</b>

Borrower 1: **HARTMAN TIMOTHY & KRISTINA**  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name:	<b>QUALITY LOAN SERVICE CORP</b>	Trustee Phone #:	
Trustee Address:	<b>2763 CAMINO DEL RIO S</b>	Trustee Sale Order #:	<b>OR-24-102902</b>
City:	<b>SAN DIEGO</b>	Trustee Sale Order Ext:	<b>SW</b>
State:	<b>CA</b>		
Zip:	<b>92108</b>		

Auction Date:	<b>07/29/2025</b>	Judgement Amount:	
Auction Time:	<b>9:00</b>		
Auction Address:	<b>807 MAIN ST</b>		
City:	<b>OREGON</b>		

**Default Mortgage Information:**

Mtg Amt/Type:	<b>\$532,000 /</b>	Default Amt:	
Mtg Recording Date:	<b>07/07/2022</b>	Default Date:	
Mtg Doc #:	<b>38907</b>	1 <sup>st</sup> Missed Pymt Date:	<b>06/01/2024</b>
Mtg Book/Page:		Lender Phone #:	
Lender:	<b>083841</b>	Vesting Codes:	<b>/ / TY</b>
Lender Address:		Title Company:	
City:			
State:			
Zip:			

**Location Information:**

Legal Description:	<b>SUBDIVISION PLEASANT VALLEY VILLAGES NO. 2 4633 LT 335</b>	APN:	<b>05036938</b>
County:	<b>CLACKAMAS, OR</b>	Map Reference:	<b>/</b>
Subdivision:	<b>PLEASANT VLY VLGS #2</b>	Township-Range-Sect:	
Legal Lot:	<b>335</b>	Munic/Township:	
Legal Block:			

**Last Market Sale Information:**

Sale Date:	<b>05/25/2022</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$532,000 / CONV</b>
Recording Date:	<b>07/07/2022</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/</b>
Sale Price:	<b>\$665,000</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>PLEASANT VALLEY DEV LLC</b>

Deed Doc #: 38906

**Owner Information:**

Owner Name: **HARTMAN TIMOTHY/HARTMAN KRISTINA**  
Mailing Address: **17078 SE TROGE RD**  
City: **HAPPY VALLEY**  
State: **OR** Carrier Route: **R061**  
Zip: **97086-4438**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **2,182** Parking Type:  
Total Rooms: Garage Area:  
Bedrooms: **4** Garage Capacity:  
Bath (F/H): **2 / 1** Parking Spaces:  
Year Built / Eff: **2021 /** Pool:  
Fireplace: Pool Area:  
# of Stories: Style:  
Quality:

**Site Information:**

Land Use: **SFR** Acres: **0.18**  
Zoning: Lot Area: **7,962**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$689,189** Property Tax: **\$7,589.98**  
Land Value: **\$272,379** Tax Area: **012273**  
Improvement Value: **\$416,810** Tax Exemption:  
Total Taxable Value: **\$373,029** Improvement %: **60%**