

Foreclosure Activity Report

For Property Located At



RealQuest

15593 ADAMS AVE, SANDY, OR 97055-7822

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **LIS PENDENS** Foreclosure Stage: **PRE-FORECLOSURE**
Recording Date: **03/06/2025** Filing Date: **03/05/2025**
Foreclosure Doc #: **7540** Recording Book/Page: **/**

Defendant 1: **FRICKEY SAMUEL D** Plaintiff 1: **PENNYMAC LN SVCS LLC**

Defendant 2: **WOODFORD GRACE A** Plaintiff 2:

Defendant 3:

Defendant 4:

Attorney Name: **LOGS LEGAL GROUP LLP** Attorney Phone #: **(360) 260-2253**
Case #: **25CV12791**

Default Mortgage Information:

Mtg Amt/Type: **\$324,022 /**
Mtg Recording Date: **09/25/2019** Default Amt:
Mtg Doc #: **58823** Default Date:
Mtg Book/Page:
Vesting Codes: **//**
Title Company: **ATTORNEY ONLY**

Location Information:

Legal Description: **SUBDIVISION SANDY BLUFF 4 4238 LT 221**
County: **CLACKAMAS, OR** APN: **05021493**
Subdivision: **SANDY BLUFF 04** Map Reference: **/ 2S-4E-11-SW-NE**
Legal Lot: **221** Township-Range-Sect: **2S-4E-11**
Legal Block: Munic/Township: **SANDY**

Last Market Sale Information:

Sale Date: **09/21/2019** 1st Mtg Amount/Type: **\$324,022 / FHA**
Recording Date: **09/25/2019** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$330,000** 2nd Mtg Amount/Type: **/**
Sale Type: 2nd Mtg Int. Rate/Type: **/**
Deed Type: **WARRANTY DEED** Seller: **MURRAY SUZANNE**
Deed Doc #: **58822**

Owner Information:

Owner Name: **FRICKEY SAMUEL D/WOODFORD GRACE A**
Mailing Address: **15593 ADAMS AVE**
City: **SANDY**
State: **OR** Carrier Route: **R007**
Zip: **97055-7822**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,523** Parking Type:
Total Rooms: Garage Area:
Bedrooms: **3** Garage Capacity:
Bath (F/H): **2 / 1** Parking Spaces:
Year Built / Eff: **2010 /** Pool:
Fireplace: Pool Area:
of Stories: Style:
Quality: **BELOW AVERAGE**

Site Information:

Land Use:	SFR	Acres:	0.08
Zoning:	R1	Lot Area:	3,325
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$423,894	Property Tax:	\$3,776.91
Land Value:	\$145,924	Tax Area:	046017
Improvement Value:	\$277,970	Tax Exemption:	
Total Taxable Value:	\$223,137	Improvement %:	66%

Foreclosure Activity Report

For Property Located At

**20068 S HIGHWAY 211, COLTON, OR 97017-9407**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	LIS PENDENS	Foreclosure Stage:	PRE-FORECLOSURE
Recording Date:	03/10/2025	Filing Date:	03/07/2025
Foreclosure Doc #:	7903	Recording Book/Page:	/

Defendant 1:	WALTER MATTHEW J & HEIDI	Plaintiff 1:	US BK NA
Defendant 2:		Plaintiff 2:	
Defendant 3:			
Defendant 4:			

Attorney Name:	MORTGAGE LAW FIRM	Attorney Phone #:	(971) 270-1233
		Case #:	25CV13638

Default Mortgage Information:

Mtg Amt/Type:	\$515,490 /	Default Amt:	
Mtg Recording Date:	01/01/2023	Default Date:	
Mtg Doc #:	23068	Vesting Codes:	/ /
Mtg Book/Page:		Title Company:	ATTORNEY ONLY

Location Information:

Legal Description:	SECTION 04 TOWNSHIP 5S RANGE 3E TAX LOT 04401		
County:	CLACKAMAS, OR	APN:	01116063
Subdivision:	SUNNYVIEW ESTATES	Map Reference:	/ 5S-3E-04
Legal Lot:	4401	Township-Range-Sect:	5S-3E-04
Legal Block:		Munic/Township:	COUNTY CLACKAMAS

Last Market Sale Information:

Sale Date:	06/27/2023	1 st Mtg Amount/Type:	\$515,490 / FHA
Recording Date:	06/28/2023	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$525,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	PERSONAL REPRESENTATIVE'S DEED	Seller:	HARVEY CRAIG L B
Deed Doc #:	23067		

Owner Information:

Owner Name:	WALTER MATTHEW J	Carrier Route:	R002
Mailing Address:	20068 S HIGHWAY 211		
City:	COLTON		
State:	OR		
Zip:	97017-9407		

Owner Transfer Information:

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

Sale Price:

Vesting Codes: / /

Property Characteristics:

Living Area: 1,408
Total Rooms:
Bedrooms 4
Bath (F/H): 2 /
Year Built / Eff: 1900 /
Fireplace:
of Stories: 1
Quality: BELOW AVERAGE

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

Site Information:

Land Use: SFR
Zoning: RRF5
Site Influence:

Acres: 4.85
Lot Area: 211,266
Res/Comm Units: /

Tax Information:

Assessed Value: \$565,664
Land Value: \$404,584
Improvement Value: \$161,080
Total Taxable Value: \$149,943

Property Tax: \$1,827.21
Tax Area: 053006
Tax Exemption:
Improvement %: 28%

Foreclosure Activity Report

For Property Located At



20725 S TRANQUILITY LN, OREGON CITY, OR 97045-8495

Record #: 3

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE
Recording Date: 03/10/2025
Foreclosure Doc #: 7892
Foreclosure Stage: AUCTION
Filing Date: 11/08/2024
Recording Book/Page: /

Borrower 1: DIMIT STEVEN J
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: TOMASI BRAGAR DUBAY PC
Trustee Address: 121 SW MORRISON ST STE 1850
City: PORTLAND
State: OR
Zip: 97204
Trustee Phone #: (503) 894-9900
Trustee Sale Order #:
Trustee Sale Order Ext:

Auction Date: 04/03/2025
Auction Time: 11:00
Auction Address: 807 MAIN ST
City: OREGON CITY
Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: \$300,000 /
Mtg Recording Date: 01/28/2022
Mtg Doc #: 6052
Mtg Book/Page:
Lender:
Lender Address:
City:
State:
Zip:
Default Amt: \$386,367
Default Date: 11/08/2024
1st Missed Pymt Date:
Lender Phone #:
Vesting Codes: / /
Title Company: FIRST AMERICAN

Location Information:

Legal Description: SECTION 21 TOWNSHIP 2S RANGE 3E QUARTER A TAX LOT 01500
County: CLACKAMAS, OR
APN: 00632630

Subdivision: **MOUNT HOOD GOLF TERRACE** Map Reference: **/ 2S-3E-21-NE**
Legal Lot: **1500** Township-Range-Sect: **2S-3E-21**
Legal Block: Munic/Township: **COUNTY CLACKAMAS**

Last Market Sale Information:

Sale Date: 1st Mtg Amount/Type: /
Recording Date: **00/1978** 1st Mtg Int. Rate/Type: /
Sale Price: 2nd Mtg Amount/Type: /
Sale Type: 2nd Mtg Int. Rate/Type: /
Deed Type: **DEED (REG)** Seller:
Deed Doc #: **3106**

Owner Information:

Owner Name: **DIMIT STEVEN J**
Mailing Address: **20725 S TRANQUILITY LN**
City: **OREGON CITY**
State: **OR** Carrier Route: **R002**
Zip: **97045-8495**

Owner Transfer Information:

Sale Date: **09/05/2008** Deed Type: **BARGAIN & SALE DEED**
Recording Date: **09/15/2008** Deed Doc #: **64735**
Sale Price: Vesting Codes: **/ /**

Property Characteristics:

Living Area: Parking Type:
Total Rooms: Garage Area:
Bedrooms: Garage Capacity:
Bath (F/H): / Parking Spaces:
Year Built / Eff: **1997 /** Pool:
Fireplace: Pool Area:
of Stories: Style:
Quality: **AVERAGE**

Site Information:

Land Use: **SFR** Acres: **0.66**
Zoning: **RRFF5** Lot Area: **28,750**
Site Influence: Res/Comm Units: **/**

Tax Information:

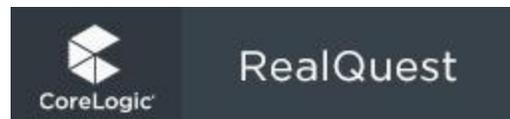
Assessed Value: **\$517,734** Property Tax: **\$3,832.19**
Land Value: **\$434,444** Tax Area: **062026**
Improvement Value: **\$83,290** Tax Exemption:
Total Taxable Value: **\$267,832** Improvement %: **16%**

Foreclosure Activity Report

For Property Located At

575 N LOCUST ST, CANBY, OR 97013-2920

Record #: 4



Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **03/07/2025** Filing Date: **03/06/2025**
 Foreclosure Doc #: **7752** Recording Book/Page: **/**

Borrower 1: **MORSE POLLY A**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name:
 Trustee Address:
 City:
 State:
 Zip:

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

Auction Date: **04/15/2025**
 Auction Time: **11:00**
 Auction Address: **807 MAIN ST**
 City: **OREGON CITY**

Judgement Amount: **\$364,501**

Default Mortgage Information:

Mtg Amt/Type: **\$367,500 / ADJ**
 Mtg Recording Date: **02/15/2008**
 Mtg Doc #: **10704**
 Mtg Book/Page:
 Lender: **145585**
 Lender Address:
 City:
 State:
 Zip:

Default Amt: **\$357,045**
 Default Date: **03/06/2025**
 1st Missed Pymt Date:
 Lender Phone #:
 Vesting Codes: **//**
 Title Company:

Location Information:

Legal Description: **666 CANBY ACRES PT BLK 11**
 County: **CLACKAMAS, OR**
 Subdivision: **CANBY ACRES**
 Legal Lot: **11**
 Legal Block: **11**

APN: **00790754**
 Map Reference: **/ 3S-1E-33-NW-SE**
 Township-Range-Sect: **3S-1E-33**
 Munic/Township: **CANBY**

Last Market Sale Information:

Sale Date: **06/17/2005**
 Recording Date: **06/30/2005**
 Sale Price: **\$195,000**
 Sale Type:
 Deed Type: **WARRANTY DEED**

1st Mtg Amount/Type: **/**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **VOELLER CARY J & JANET M**

Deed Doc #: **61333**

Owner Information:

Owner Name: **CLAYTON JERRY JEROME (TE)/MORSE POLLY A**
 Mailing Address: **PO BOX 981**
 City: **CANBY**
 State: **OR**
 Zip: **97013-0981**

Carrier Route: **B009**

Owner Transfer Information:

Sale Date: **01/20/2020**
 Recording Date: **01/21/2020**
 Sale Price:

Deed Type: **BARGAIN & SALE DEED**
 Deed Doc #: **4560**
 Vesting Codes: **// TE**

Property Characteristics:

Living Area: **1,940**
 Total Rooms:
 Bedrooms: **2**
 Bath (F/H): **1 /**
 Year Built / Eff: **1952 /**

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

Fireplace:
of Stories: 1
Quality: **BELOW AVERAGE**

Pool Area:
Style:

Site Information:

Land Use: **SFR**
Zoning: **R1**
Site Influence:

Acres: **0.25**
Lot Area: **10,981**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$465,121**
Land Value: **\$219,421**
Improvement Value: **\$245,700**
Total Taxable Value: **\$182,998**

Property Tax: **\$3,980.19**
Tax Area: **086002**
Tax Exemption:
Improvement %: **53%**

Foreclosure Activity Report

For Property Located At



19521 DOGWOOD CT, LAKE OSWEGO, OR 97035-8053

Record #: 5

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
Recording Date: **03/07/2025**
Foreclosure Doc #: **7675**

Foreclosure Stage: **AUCTION**
Filing Date: **03/06/2025**
Recording Book/Page: **/**

Borrower 1: **REAL CHRISTOPHER**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: **MORTGAGE LAW FIRM LLC** Trustee Phone #: **(971) 270-1230**
Trustee Address: **650 NE HOLLADAY ST STE 1600** Trustee Sale Order #: **169544**
City: **PORTLAND** Trustee Sale Order Ext:
State: **OR**
Zip: **97232**

Auction Date: **07/15/2025**
Auction Time: **9:00**
Auction Address: **807 MAIN ST**
City: **OREGON**

Judgement Amount:

Default Mortgage Information:

Mtg Amt/Type: **\$731,177 /**
Mtg Recording Date: **07/31/2018**
Mtg Doc #: **47510**
Mtg Book/Page:
Lender: **150219**
Lender Address:
City:
State:
Zip:

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

Location Information:

Legal Description: **SUBDIVISION BEACONS RIVERSEDGE VIEW 4229 LT 7**
County: **CLACKAMAS, OR** APN: **05021188**
Subdivision: **BEACONS RIVERSEDGE VIEW** Map Reference: **/ 2S-1E-19-NE-SW**
Legal Lot: **7** Township-Range-Sect: **2S-1E-19**
Legal Block: Munic/Township: **RIVERGROVE**

Last Market Sale Information:

Sale Date: **12/12/2011**
Recording Date: **12/15/2011**
Sale Price: **\$437,900**
Sale Type: **FULL**

1st Mtg Amount/Type: **\$417,000 / VA**
1st Mtg Int. Rate/Type: **/**
2nd Mtg Amount/Type: **/**
2nd Mtg Int. Rate/Type: **/**

Deed Type: **BARGAIN & SALE DEED**

Seller:

**STONE BRIDGE
HOMES NW LLC**

Deed Doc #: 72588

Owner Information:

Owner Name: **REAL CHRISTOPHER**
Mailing Address: **19521 DOGWOOD CT**
City: **LAKE OSWEGO**
State: **OR**
Zip: **97035-8053**

Carrier Route: **C011**

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: **2,985**
Total Rooms:
Bedrooms **3**
Bath (F/H): **2 / 1**
Year Built / Eff: **2011 /**
Fireplace:
of Stories:
Quality: **AVERAGE**

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

Site Information:

Land Use: **SFR**
Zoning: **R10**
Site Influence:

Acres: **0.57**
Lot Area: **24,945**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$1,142,082**
Land Value: **\$494,752**
Improvement Value: **\$647,330**
Total Taxable Value: **\$643,862**

Property Tax: **\$10,890.57**
Tax Area: **007044**
Tax Exemption:
Improvement %: **57%**