

Foreclosure Activity Report

For Property Located At



RealQuest

35 SE 90TH AVE, PORTLAND, OR 97216-1541

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **03/13/2025** Filing Date: **11/05/2024**
Foreclosure Doc #: **14635** Recording Book/Page: **/**

Borrower 1: **PARDUE PATRICIA**
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: **ZBS LAW LLP** Trustee Phone #: **(503) 946-6558**
Trustee Address: **5 CENTERPOINTE DR STE 400** Trustee Sale Order #: **24-70422**
City: **LAKE OSWEGO** Trustee Sale Order Ext:
State: **OR**
Zip: **97035**

Auction Date: **03/25/2025** Judgement Amount: **\$533,974**
Auction Time: **1:00**
Auction Address: **1200 SW FIRST AVE**
City: **PORTLAND**

Default Mortgage Information:

Mtg Amt/Type: **\$499,780 /**
Mtg Recording Date: **12/27/2021** Default Amt:
Mtg Doc #: **185563** Default Date:
Mtg Book/Page:
Lender: **001499** 1st Missed Pymt Date: **08/01/2023**
Lender Address:
City: Lender Phone #:
State: Vesting Codes: **//**
Zip: Title Company:

Location Information:

Legal Description: **MONTICELLO ADD, BLOCK 1, LOT 5 & N 1/2 OF LOT 6**
County: **MULTNOMAH, OR** APN: **R220721**
Subdivision: **MONTICELLO ADD** Map Reference: **/ 1N-2E-33-SW-SE**
Legal Lot: **5** Township-Range-Sect: **1N-2E-33**
Legal Block: **1** Munic/Township:

Last Market Sale Information:

Sale Date: **12/22/2021** 1st Mtg Amount/Type: **\$499,780 / FHA**
Recording Date: **12/27/2021** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$509,000** 2nd Mtg Amount/Type: **\$17,815 / CONV**
Sale Type: 2nd Mtg Int. Rate/Type: **/**
Deed Type: **WARRANTY DEED** Seller: **ROWBERG BJORN & LACEY**
Deed Doc #: **185562**

Owner Information:

Owner Name: **PARDUE PATRICIA K**
Mailing Address: **35 SE 90TH AVE**
City: **PORTLAND**
State: **OR** Carrier Route: **C012**
Zip: **97216-1541**

Owner Transfer Information:

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

Property Characteristics:

Living Area: 1,338
 Total Rooms:
 Bedrooms 4
 Bath (F/H): 2 /
 Year Built / Eff: 1992 / 1992
 Fireplace: 1
 # of Stories: 1
 Quality:

Parking Type: BUILT-IN
 Garage Area: 301
 Garage Capacity: 1
 Parking Spaces:
 Pool:
 Pool Area:
 Style: SPLIT FOYER

Site Information:

Land Use: SFR
 Zoning: R5
 Site Influence:

Acres: 0.07
 Lot Area: 3,250
 Res/Comm Units: /

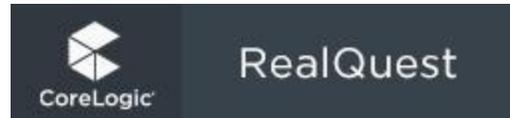
Tax Information:

Assessed Value: \$430,180
 Land Value: \$180,750
 Improvement Value: \$249,430
 Total Taxable Value: \$206,370

Property Tax: \$5,521.49
 Tax Area: 201
 Tax Exemption:
 Improvement %: 58%

Foreclosure Activity Report

For Property Located At

**14728 NE FLANDERS ST, PORTLAND, OR 97230-2158**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE Foreclosure Stage: AUCTION
 Recording Date: 03/13/2025 Filing Date: 11/12/2024
 Foreclosure Doc #: 14636 Recording Book/Page: /

Borrower 1: BRADSHAW EDMUND K & SHAWNA S
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: ZBS LAW LLP Trustee Phone #: (503) 946-6558
 Trustee Address: 5 CENTERPOINTE DR STE 400 Trustee Sale Order #: 23-67246
 City: LAKE OSWEGO Trustee Sale Order Ext:
 State: OR
 Zip: 97035

Auction Date: 03/25/2025 Judgement Amount: \$367,263
 Auction Time: 1:00
 Auction Address: 1200 SW FIRST AVE
 City: PORTLAND

Default Mortgage Information:

Mtg Amt/Type: \$336,295 /
 Mtg Recording Date: 11/05/2021 Default Amt:
 Mtg Doc #: 164463 Default Date:
 Mtg Book/Page:
 Lender: LOAN SIMPLE INC 1st Missed Pymt Date: 11/01/2022
 Lender Address:
 City: Lender Phone #:
 State: Vesting Codes: / / TY
 Zip: Title Company:

Location Information:

Legal Description: RILEY PLACE BROWNSTONES, LOT 17
 County: MULTNOMAH, OR APN: R529985
 Subdivision: RILEY PLACE BROWNSTONES Map Reference: / 1N-2E-36-SW-NE
 Legal Lot: 17 Township-Range-Sect: 1N-2E-36

Legal Block:

Munic/Township:

Last Market Sale Information:

Sale Date: **11/01/2021**
Recording Date: **11/05/2021**
Sale Price: **\$342,500**
Sale Type:
Deed Type: **WARRANTY DEED**
Deed Doc #: **164462**

1st Mtg Amount/Type: **\$336,295 / FHA**
1st Mtg Int. Rate/Type: **/**
2nd Mtg Amount/Type: **/**
2nd Mtg Int. Rate/Type: **/**
Seller: **FEDCHUN CORRINE**

Owner Information:

Owner Name: **BRADSHAW EDMUND K/BRADSHAW SHAWN S**
Mailing Address: **14728 NE FLANDERS ST**
City: **PORTLAND**
State: **OR**
Zip: **97230-2158**

Carrier Route: **C003**

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: **1,166**
Total Rooms:
Bedrooms
Bath (F/H): **2 / 1**
Year Built / Eff: **2005 / 2005**
Fireplace: **1**
of Stories: **2**
Quality:

Parking Type: **ATTACHED GARAGE**
Garage Area: **198**
Garage Capacity:
Parking Spaces:
Pool:
Pool Area:
Style: **UNKNOWN**

Site Information:

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

Acres: **0.04**
Lot Area: **1,533**
Res/Comm Units: **/**

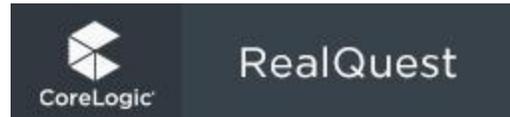
Tax Information:

Assessed Value: **\$319,680**
Land Value: **\$156,500**
Improvement Value: **\$163,180**
Total Taxable Value: **\$168,050**

Property Tax: **\$3,842.88**
Tax Area: **406**
Tax Exemption:
Improvement %: **51%**

Foreclosure Activity Report

For Property Located At



3448 SW CANBY ST, PORTLAND, OR 97219-1736

Record #: **3**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **03/14/2025** Filing Date: **11/14/2024**
 Foreclosure Doc #: **14686** Recording Book/Page: **/**

Borrower 1: **NORMAN PEGGY A**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **ZBS LAW LLP** Trustee Phone #: **(503) 946-6558**
 Trustee Address: **5 CENTERPOINTE DR STE 400** Trustee Sale Order #: **24-70351**
 City: **LAKE OSWEGO** Trustee Sale Order Ext:
 State: **OR**
 Zip: **97035**

Auction Date: **03/25/2025**
 Auction Time: **1:00** Judgement Amount:
 Auction Address: **1200 SW FIRST AVE**
 City: **SAN DIEGO**

Default Mortgage Information:

Mtg Amt/Type: **\$100,000 / FIX** Default Amt:
 Mtg Recording Date: **08/23/2002** Default Date:
 Mtg Doc #: **149801** 1st Missed Pymt Date: **01/01/2024**
 Mtg Book/Page:
 Lender: **083841** Lender Phone #:
 Lender Address: Vesting Codes: **//**
 City: Title Company:
 State:
 Zip:

Location Information:

Legal Description: **WILDWOOD, BLOCK 5, LOT 5&6**
 County: **MULTNOMAH, OR** APN: **R306365**
 Subdivision: **WILDWOOD** Map Reference: **/ 1S-1E-20-SE-NW**
 Legal Lot: **5** Township-Range-Sect: **1S-1E-20**
 Legal Block: **5** 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: **DEED (REG)** Seller:
 Deed Doc #: **2340-2176**

Owner Information:

Owner Name: **NORMAN PEGGY A**
 Mailing Address: **3448 SW CANBY ST**
 City: **PORTLAND**
 State: **OR** Carrier Route: **C015**
 Zip: **97219-1736**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **2,344** Parking Type: **DETACHED GARAGE**
 Total Rooms: Garage Area: **360**
 Bedrooms: **2** Garage Capacity: **2**
 Bath (F/H): **2 /** Parking Spaces:
 Year Built / Eff: **1927 / 1927** Pool:
 Fireplace: **1** Pool Area:
 # of Stories: **1** Style: **BUNGALOW**

Quality:

Site Information:

Land Use:	SFR	Acres:	0.23
Zoning:	R5	Lot Area:	10,000
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$660,780	Property Tax:	\$6,953.12
Land Value:	\$319,000	Tax Area:	001
Improvement Value:	\$341,780	Tax Exemption:	
Total Taxable Value:	\$260,120	Improvement %:	52%

Foreclosure Activity Report

For Property Located At



5105 SE 41ST AVE, PORTLAND, OR 97202-4234

Record #: 4

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF SALE	Foreclosure Stage:	AUCTION
Recording Date:	03/14/2025	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:	04/15/2025	Opening Bid Amount:	
Auction Time:	11:00	Judgement Amount:	
Auction Address:	1200 SW FIRST AVE		
City:	PORTLAND		

Default Mortgage Information:

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

Location Information:

Legal Description:	PORTERS ADD, BLOCK 10, LOT 4	APN:	R245891
County:	MULTNOMAH, OR	Map Reference:	/ 1S-1E-13-NE-SE
Subdivision:	PORTERS ADD	Township-Range-Sect:	1S-1E-13
Legal Lot:	4	Munic/Township:	
Legal Block:	10		

Last Market Sale Information:

Sale Date:	02/01/2006	1 st Mtg Amount/Type:	\$263,200 / CONV
Recording Date:	02/02/2006	1 st Mtg Int. Rate/Type:	6.62 / ADJ
Sale Price:	\$329,000	2 nd Mtg Amount/Type:	\$32,900 / CONV
Sale Type:		2 nd Mtg Int. Rate/Type:	/ FIXED
Deed Type:	WARRANTY DEED	Seller:	ANDREWS INVESTMENTS LLC
Deed Doc #:	20399		

Owner Information:

Owner Name: **COLEMAN KEVIN B**
Mailing Address: **5105 SE 41ST AVE**
City: **PORTLAND**
State: **OR**
Zip: **97202-4234**

Carrier Route: **C043**

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: **2,384**
Total Rooms:
Bedrooms **3**
Bath (F/H): **1 / 1**
Year Built / Eff: **1908 / 1908**
Fireplace: **1**
of Stories: **2**
Quality:

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

Site Information:

Land Use: **SFR**
Zoning: **R5**
Site Influence: **AIRPORT**

Acres: **0.11**
Lot Area: **4,800**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$662,070**
Land Value: **\$237,500**
Improvement Value: **\$424,570**
Total Taxable Value: **\$291,660**

Property Tax: **\$7,803.46**
Tax Area: **201**
Tax Exemption:
Improvement %: **64%**

Foreclosure Activity Report

For Property Located At



RealQuest

12530 SE SHERMAN ST, PORTLAND, OR 97233-1448

Record #: 5

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
 Recording Date: **03/17/2025** Filing Date: **03/11/2025**
 Foreclosure Doc #: **15417** Recording Book/Page: **/**

Borrower 1: **DUNN MATTHEW D**
 Borrower 2: **DLUNE DYLAN J**
 Borrower 3:
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #: **(866) 925-0241**
 Trustee Address: **2763 CAMINO DEL RIO S** Trustee Sale Order #: **OR-22-948740**
 City: **SAN DIEGO** Trustee Sale Order Ext: **SW**
 State: **CA**
 Zip: **92108**

Auction Date: **04/22/2025**
 Auction Time: **1:00** Judgement Amount: **\$492,196**
 Auction Address: **1200 SW FIRST AVE**
 City: **PORTLAND**

Default Mortgage Information:

Mtg Amt/Type: **\$422,211 /**
 Mtg Recording Date: **04/01/2022** Default Amt:
 Mtg Doc #: **34729** Default Date:
 Mtg Book/Page:
 Lender: **001499** 1st Missed Pymt Date: **01/01/2023**
 Lender Address:
 City: Lender Phone #:
 State: Vesting Codes: **/ / RS**
 Zip: Title Company:

Location Information:

Legal Description: **SHERMAN PLACE, LOT 1, INC UND 1/5 INT TRACT A**
 County: **MULTNOMAH, OR** APN: **R269781**
 Subdivision: **SHERMAN PLACE** Map Reference: **/ 1S-2E-02-SW-SW**
 Legal Lot: **1** Township-Range-Sect: **1S-2E-02**
 Legal Block: Munic/Township:

Last Market Sale Information:

Sale Date: **03/30/2022** 1st Mtg Amount/Type: **\$422,211 / FHA**
 Recording Date: **04/01/2022** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$430,000** 2nd Mtg Amount/Type: **\$15,050 / CONV**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **WARRANTY DEED** Seller: **DE ARMOND-REID**
ERIN M & JOEY L
 Deed Doc #: **34728**

Owner Information:

Owner Name: **DUNN MATTHEW D/DLUNE DYLAN J**
 Mailing Address: **12530 SE SHERMAN ST**
 City: **PORTLAND**
 State: **OR** Carrier Route: **C036**
 Zip: **97233-1448**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **1,428** Parking Type: **ATTACHED GARAGE**
 Total Rooms: **360**
 Bedrooms: **2** Garage Area: **360**
 Bath (F/H): **1 /** Garage Capacity: **1**
 Year Built / Eff: **1948 / 1948** Parking Spaces:
 Fireplace: **1** Pool:
 Pool Area:

of Stories: 1 Style: UNKNOWN
Quality:

Site Information:

Land Use: SFR Acres: 0.19
Zoning: R7 Lot Area: 8,107
Site Influence: Res/Comm Units: /

Tax Information:

Assessed Value: \$416,590 Property Tax: \$4,973.05
Land Value: \$195,000 Tax Area: 113
Improvement Value: \$221,590 Tax Exemption:
Total Taxable Value: \$208,460 Improvement %: 53%

Foreclosure Activity Report

For Property Located At



9103 NE PRESCOTT ST, PORTLAND, OR 97220-4876

Record #: 6

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF DEFAULT Foreclosure Stage: AUCTION
Recording Date: 03/17/2025 Filing Date: 03/14/2025
Foreclosure Doc #: 15143 Recording Book/Page: /

Borrower 1: PARSONS NICHOLAS M
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-24-1003575
City: SAN DIEGO Trustee Sale Order Ext: RM
State: CA
Zip: 92108

Auction Date: 07/29/2025 Judgement Amount: \$195,806
Auction Time: 1:00
Auction Address: 1200 SW FIRST AVE
City: PORTLAND

Default Mortgage Information:

Mtg Amt/Type: \$218,500 / Default Amt:
Mtg Recording Date: 11/28/2016 Default Date:
Mtg Doc #: 148282
Mtg Book/Page: Lender: SHELLPOINT MTG SVCNG 1st Missed Pymt Date: 06/01/2024
Lender Address: City: Lender Phone #:
State: Vesting Codes: / /
Zip: Title Company:

Location Information:

Legal Description: ROSEWAY & PLAT 2, BLOCK 5, E 10' OF LOT 11, W 40' OF LOT 12
County: MULTNOMAH, OR APN: R261706
Subdivision: ROSEWAY Map Reference: / 1N-2E-21-NW-SE
Legal Lot: 11 Township-Range-Sect: 1N-2E-21
Legal Block: 5 Munic/Township:

Last Market Sale Information:

Sale Date: 11/14/2016 1st Mtg Amount/Type: \$218,500 / CONV
Recording Date: 11/28/2016 1st Mtg Int. Rate/Type: /
Sale Price: \$230,000 2nd Mtg Amount/Type: /
Sale Type: 2nd Mtg Int. Rate/Type: /

Deed Type: **WARRANTY DEED**

Seller: **WEST DELTA
PROPERTIES LLC**

Deed Doc #: 148281

Owner Information:

Owner Name: **PARSONS NICHOLAS M**
Mailing Address: **9103 NE PRESCOTT ST**
City: **PORTLAND**
State: **OR**
Zip: **97220-4876**

Carrier Route: **C032**

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: **858**
Total Rooms:
Bedrooms **2**
Bath (F/H): **1 /**
Year Built / Eff: **1925 / 1925**
Fireplace:
of Stories: **1**
Quality:

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

Site Information:

Land Use: **SFR**
Zoning: **R7**
Site Influence:

Acres: **0.13**
Lot Area: **5,475**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$344,840**
Land Value: **\$207,500**
Improvement Value: **\$137,340**
Total Taxable Value: **\$119,240**

Property Tax: **\$2,696.02**
Tax Area: **006**
Tax Exemption:
Improvement %: **40%**