

# Foreclosure Activity Report

For Property Located At



RealQuest

**3955 SE ASH ST, PORTLAND, OR 97214-2015**

Record #: 1

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

Foreclosure Doc Type: **LIS PENDENS** Foreclosure Stage: **PRE-FORECLOSURE**  
Recording Date: **03/11/2025** Filing Date: **03/06/2025**  
Foreclosure Doc #: **14026** Recording Book/Page: **/**

Defendant 1: **BUKUCS STEPHEN F & COLETTE** Plaintiff 1: **US BK NA**

Defendant 2: Plaintiff 2:

Defendant 3:

Defendant 4:

Attorney Name: **MALCOLM CISNEROS** Attorney Phone #: **(949) 252-9400**  
Case #: **25CV10308**

### **Default Mortgage Information:**

Mtg Amt/Type: **\$150,000 /** Default Amt:  
Mtg Recording Date: **05/23/2012** Default Date:  
Mtg Doc #: **62584** Vesting Codes: **//**  
Mtg Book/Page: Title Company: **ATTORNEY ONLY**

### **Location Information:**

Legal Description: **LAURELHURST, BLOCK 103, LOT 23**  
County: **MULTNOMAH, OR** APN: **R204127**  
Subdivision: **LAURELHURST** Map Reference: **/ 1N-1E-36-SE-SE**  
Legal Lot: **23** Township-Range-Sect: **1N-1E-36**  
Legal Block: **103** Munic/Township:

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

Sale Date: 1<sup>st</sup> Mtg Amount/Type: **/**  
Recording Date: 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 #: **940-950**

### **Owner Information:**

Owner Name: **BUKUCS KATHLEEN**  
Mailing Address: **3955 SE ASH ST**  
City: **PORTLAND**  
State: **OR** Carrier Route: **C041**  
Zip: **97214-2015**

### **Owner Transfer Information:**

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

### **Property Characteristics:**

Living Area: **2,054** Parking Type:  
Total Rooms: Garage Area:  
Bedrooms: **3** Garage Capacity:  
Bath (F/H): **1 /** Parking Spaces:  
Year Built / Eff: **1915 / 1915** Pool:  
Fireplace: **1** Pool Area:  
# of Stories: **1** Style: **BUNGALOW**  
Quality:

**Site Information:**

Land Use:	SFR	Acres:	0.16
Zoning:	R5	Lot Area:	6,850
Site Influence:		Res/Comm Units:	/

**Tax Information:**

Assessed Value:	\$767,110	Property Tax:	\$8,777.64
Land Value:	\$386,500	Tax Area:	201
Improvement Value:	\$380,610	Tax Exemption:	
Total Taxable Value:	\$328,070	Improvement %:	50%

**Foreclosure Activity Report**

For Property Located At

**5220 SE 33RD AVE A, PORTLAND, OR 97202-4339**

Record #: 2

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	03/07/2025	Filing Date:	10/23/2024
Foreclosure Doc #:	13363	Recording Book/Page:	/

Borrower 1: LONDERO ALEKSANDER  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: SHERMAN SHERMAN JOHNNIE & HOYT  
 Trustee Phone #:

Trustee Address:	PO BOX 2247	Trustee Sale Order #:	
City:	SALEM	Trustee Sale Order Ext:	
State:	OR		
Zip:	97308		

Auction Date:	03/10/2025	Judgement Amount:	\$156,055
Auction Time:	10:00		
Auction Address:	1200 SW 1ST AVE		
City:	PORTLAND		

**Default Mortgage Information:**

Mtg Amt/Type:	\$155,400 /	Default Amt:	
Mtg Recording Date:	07/28/2023	Default Date:	
Mtg Doc #:	46961	1 <sup>st</sup> Missed Pymt Date:	
Mtg Book/Page:		Lender Phone #:	
Lender:		Vesting Codes:	/ /
Lender Address:		Title Company:	
City:			
State:			
Zip:			

**Location Information:**

Legal Description:	COLT TERR, LOT 16 TL 600	APN:	R138290
County:	MULTNOMAH, OR	Map Reference:	/ 1S-1E-13-NW-SE
Subdivision:	COLT TERRACE	Township-Range-Sect:	1S-1E-13
Legal Lot:	16	Munic/Township:	
Legal Block:			

**Last Market Sale Information:**

Sale Date:	11/18/2021	1 <sup>st</sup> Mtg Amount/Type:	\$700,000 / PRIVATE PARTY
Recording Date:	11/19/2021	1 <sup>st</sup> Mtg Int. Rate/Type:	/
Sale Price:	\$700,000	2 <sup>nd</sup> Mtg Amount/Type:	/
Sale Type:		2 <sup>nd</sup> Mtg Int. Rate/Type:	/
Deed Type:	BARGAIN & SALE DEED	Seller:	JONES DAN J
Deed Doc #:	170268		

**Owner Information:**

Owner Name:	<b>LONDERO ALEKSANDER</b>	Carrier Route:	<b>C001</b>
Mailing Address:	<b>16365 BOONES FERRY RD</b>		
City:	<b>LAKE OSWEGO</b>		
State:	<b>OR</b>		
Zip:	<b>97035-4205</b>		

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area:	<b>2,568</b>	Parking Type:	<b>DETACHED GARAGE</b>
Total Rooms:		Garage Area:	<b>960</b>
Bedrooms:	<b>4</b>	Garage Capacity:	<b>2</b>
Bath (F/H):	<b>2 /</b>	Parking Spaces:	
Year Built / Eff:	<b>1912 / 1912</b>	Pool:	
Fireplace:	<b>1</b>	Pool Area:	
# of Stories:	<b>1</b>	Style:	<b>UNKNOWN</b>
Quality:			

**Site Information:**

Land Use:	<b>SFR</b>	Acres:	<b>0.19</b>
Zoning:	<b>R7</b>	Lot Area:	<b>8,480</b>
Site Influence:		Res/Comm Units:	<b>/</b>

**Tax Information:**

Assessed Value:	<b>\$889,610</b>	Property Tax:	<b>\$10,264.15</b>
Land Value:	<b>\$300,500</b>	Tax Area:	<b>201</b>
Improvement Value:	<b>\$589,110</b>	Tax Exemption:	
Total Taxable Value:	<b>\$383,630</b>	Improvement %:	<b>66%</b>

**Foreclosure Activity Report**

For Property Located At

**6307 N MONTANA AVE, PORTLAND, OR 97217-4851**

Record #: 3

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **03/06/2025** Filing Date: **12/05/2024**  
 Foreclosure Doc #: **12982** Recording Book/Page: **/**

Borrower 1: **BALBOA LLC**  
 Borrower 2: **LEVIT GENNADY & BETSY**  
 Borrower 3:  
 Borrower 4:

Trustee Name: **NATHAN F SMITH** Trustee Phone #: **(949) 225-5945**  
 Trustee Address: **17100 GILLETTE AVE** Trustee Sale Order #: **OR01000017-24**  
 City: **IRVINE** Trustee Sale Order Ext: **1**  
 State: **CA**  
 Zip: **92614**

Auction Date: **04/04/2025**  
 Auction Time: **11:00** Judgement Amount:  
 Auction Address: **1200 SW 1ST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$3,971,145 /**  
 Mtg Recording Date: **11/30/2022** Default Amt:  
 Mtg Doc #: **105266** Default Date:  
 Mtg Book/Page:  
 Lender: **149003** 1<sup>st</sup> Missed Pymt Date:  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **/ / CO**  
 Zip: Title Company:

**Location Information:**

Legal Description: **PRINCIPLE ADD, BLOCK 2, S 50' OF E 1/2 OF LOT 3**  
 County: **MULTNOMAH, OR** APN: **R250333**  
 Subdivision: **PRINCIPLE ADD** Map Reference: **/ 1N-1E-15-SW-NW**  
 Legal Lot: **3** Township-Range-Sect: **1N-1E-15**  
 Legal Block: **2** Munic/Township:

**Last Market Sale Information:**

Sale Date: **12/27/2019** 1<sup>st</sup> Mtg Amount/Type: **\$199,036 /**  
 Recording Date: **01/06/2020** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$599,036** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **6305 N MONTANA LLC**  
 Deed Doc #: **1519**

**Owner Information:**

Owner Name: **BALBOA LLC**  
 Mailing Address: **9516 W FLAMINGO RD STE 205**  
 City: **LAS VEGAS**  
 State: **NV** Carrier Route: **C006**  
 Zip: **89147-5750**

**Owner Transfer Information:**

Sale Date: **11/04/2022** Deed Type: **BARGAIN & SALE DEED**  
 Recording Date: **11/30/2022** Deed Doc #: **105265**  
 Sale Price: Vesting Codes: **/ A /**

**Property Characteristics:**

Living Area: **1,622** Parking Type: **DETACHED GARAGE**  
 Total Rooms: **434**  
 Bedrooms: **4** Garage Area: **434**  
 Bath (F/H): **1 /** Garage Capacity: **2**  
 Year Built / Eff: **2024 /** Parking Spaces:  
 Fireplace: **1** Pool:  
 Pool Area:

# of Stories: 1 Style: UNKNOWN  
Quality:

**Site Information:**

Land Use: MULTI FAMILY DWELLING Acres: 0.11  
Zoning: RH Lot Area: 4,850  
Site Influence: Res/Comm Units: /

**Tax Information:**

Assessed Value: \$1,142,890 Property Tax: \$12,720.58  
Land Value: \$412,250 Tax Area: 710  
Improvement Value: \$730,640 Tax Exemption:  
Total Taxable Value: \$475,440 Improvement %: 64%

## Foreclosure Activity Report

For Property Located At



**4127-4129 NE MALLORY AVE, PORTLAND, OR 97211**

Record #: 4

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE Foreclosure Stage: AUCTION  
Recording Date: 03/11/2025 Filing Date: 11/22/2024  
Foreclosure Doc #: 14073 Recording Book/Page: /

Borrower 1: MAGAC ROMAN  
Borrower 2:  
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-24-988283  
City: SAN DIEGO Trustee Sale Order Ext: BB  
State: CA  
Zip: 92108

Auction Date: 04/10/2025  
Auction Time: 10:00 Judgement Amount:  
Auction Address: 1200 SW FIRST AVE  
City: PORTLAND

**Default Mortgage Information:**

Mtg Amt/Type: \$217,000 /  
Mtg Recording Date: 06/05/2006 Default Amt:  
Mtg Doc #: 102722 Default Date:  
Mtg Book/Page:  
Lender: 000252 1st Missed Pymt Date: 10/01/2023  
Lender Address:  
City: Lender Phone #:  
State: Vesting Codes: / /  
Zip: Title Company:

**Location Information:**

Legal Description: ALBINA HMSTD, BLOCK 11, LOT 6  
County: MULTNOMAH, OR APN: R103028  
Subdivision: ALBINA HMSTD Map Reference: / 1N-1E-22-SE-NE  
Legal Lot: 6 Township-Range-Sect: 1N-1E-22  
Legal Block: 11 Munic/Township:

**Last Market Sale Information:**

Sale Date: 07/06/2000 1st Mtg Amount/Type: \$87,000 /  
Recording Date: 07/07/2000 1st Mtg Int. Rate/Type: / FIXED  
Sale Price: \$110,000 2nd Mtg Amount/Type: /  
Sale Type: FULL 2nd Mtg Int. Rate/Type: /  
Deed Type: WARRANTY DEED Seller: RAMOS DIANYS

Deed Doc #: 94062

**Owner Information:**

Owner Name: **MAGAC ROMAN**  
Mailing Address: **3935 NE GARFIELD AVE**  
City: **PORTLAND**  
State: **OR**  
Zip: **97212**

Carrier Route: **C031**

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

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

**Property Characteristics:**

Living Area: **1,704**  
Total Rooms:  
Bedrooms: **4**  
Bath (F/H): **2 /**  
Year Built / Eff: **1979 / 1979**  
Fireplace:  
# of Stories: **2**  
Quality:

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

**Site Information:**

Land Use: **DUPLEX**  
Zoning: **R2.5**  
Site Influence:

Acres: **0.11**  
Lot Area: **5,000**  
Res/Comm Units: **/**

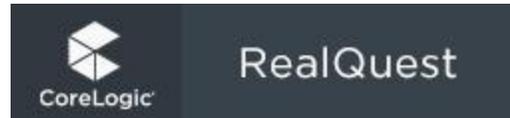
**Tax Information:**

Assessed Value: **\$556,000**  
Land Value: **\$300,000**  
Improvement Value: **\$256,000**  
Total Taxable Value: **\$148,490**

Property Tax: **\$3,972.95**  
Tax Area: **710**  
Tax Exemption:  
Improvement %: **46%**

## Foreclosure Activity Report

For Property Located At



**1124 NE 172ND AVE, PORTLAND, OR 97230-6305**

Record #: 5

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **03/10/2025** Filing Date: **03/10/2025**  
 Foreclosure Doc #: **13862** Recording Book/Page: **/**

Borrower 1: **KELLY BRANDON A**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **LOGS LEGAL GROUP LLP** Trustee Phone #: **(800) 970-5647**  
 Trustee Address: **1499 SE TECH CENTER PL STE 255** Trustee Sale Order #: **24-129729**  
 City: **VANCOUVER** Trustee Sale Order Ext:  
 State: **WA**  
 Zip: **98683**

Auction Date: **04/22/2025**  
 Auction Time: **1:00** Judgement Amount:  
 Auction Address: **1200 SW 1ST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$182,523 /**  
 Mtg Recording Date: **07/29/2011** Default Amt:  
 Mtg Doc #: **84183** Default Date:  
 Mtg Book/Page:  
 Lender: **JPMORGAN CHASE BK NA** 1<sup>st</sup> Missed Pymt Date:  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **MM / / SE**  
 Zip: Title Company:

**Location Information:**

Legal Description: **PARTITION PLAT 2006-57, LOT 1**  
 County: **MULTNOMAH, OR** APN: **R582307**  
 Subdivision: **PARTITION 2006-57** Map Reference: **/ 1N-3E-31-NE-NW**  
 Legal Lot: **1** Township-Range-Sect: **1N-3E-31**  
 Legal Block: Munic/Township:

**Last Market Sale Information:**

Sale Date: **05/02/2006** 1<sup>st</sup> Mtg Amount/Type: **\$178,800 / CONV**  
 Recording Date: **05/04/2006** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$223,500** 2<sup>nd</sup> Mtg Amount/Type: **\$44,700 / CONV**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **HOWELL GARY L & M K**  
 Deed Doc #: **82333**

**Owner Information:**

Owner Name: **KELLY BRANDON A**  
 Mailing Address: **1124 NE 172ND AVE**  
 City: **PORTLAND**  
 State: **OR** Carrier Route: **C014**  
 Zip: **97230-6305**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **1,487** Parking Type: **ATTACHED GARAGE**  
 Total Rooms: Garage Area: **550**  
 Bedrooms: Garage Capacity:  
 Bath (F/H): **2 /** Parking Spaces:  
 Year Built / Eff: **1953 / 1953** Pool:

Fireplace: 2 Pool Area:  
# of Stories: 1 Style: UNKNOWN  
Quality:

**Site Information:**

Land Use: SFR Acres: 0.19  
Zoning: LDR-5 Lot Area: 8,400  
Site Influence: Res/Comm Units: /

**Tax Information:**

Assessed Value: \$441,680 Property Tax: \$3,910.06  
Land Value: \$175,000 Tax Area: 402  
Improvement Value: \$266,680 Tax Exemption:  
Total Taxable Value: \$201,620 Improvement %: 60%

## Foreclosure Activity Report

For Property Located At



**1224 NE ROSELAWN ST, PORTLAND, OR 97211-4426**

Record #: 6

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE Foreclosure Stage: AUCTION  
Recording Date: 03/11/2025 Filing Date: 12/17/2024  
Foreclosure Doc #: 14090 Recording Book/Page: /

Borrower 1: CUNNINGHAM DERWIN  
Borrower 2: WALLINGER DIANE  
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-19-876678  
City: SEATTLE Trustee Sale Order Ext: BF  
State: WA  
Zip: 98104

Auction Date: 04/29/2025  
Auction Time: 10:00 Judgement Amount: \$292,136  
Auction Address: 1200 SW FIRST AVE  
City: PORTLAND

**Default Mortgage Information:**

Mtg Amt/Type: \$194,532 /  
Mtg Recording Date: 10/06/2010 Default Amt:  
Mtg Doc #: 125744 Default Date:  
Mtg Book/Page:  
Lender: 000252 1st Missed Pymt Date:  
Lender Address:  
City:  
State:  
Zip: Lender Phone #:  
Vesting Codes: / / TY  
Title Company:

**Location Information:**

Legal Description: CONCORD HTS, BLOCK 3, LOT 7&8  
County: MULTNOMAH, OR APN: R139259  
Subdivision: CONCORD HEIGHTS Map Reference: / 1N-1E-23-NW-NE  
Legal Lot: 7 Township-Range-Sect: 1N-1E-23  
Legal Block: 3 Munic/Township:

**Last Market Sale Information:**

Sale Date: 08/1997 1st Mtg Amount/Type: \$75,000 / CONV  
Recording Date: 08/29/1997 1st Mtg Int. Rate/Type: / FIXED  
Sale Price: \$75,000 2nd Mtg Amount/Type: /  
Sale Type: FULL 2nd Mtg Int. Rate/Type: /

Deed Type: **WARRANTY DEED** Seller: **CUNNINGHAM  
ROOSEVELT & MELVIA  
M**

Deed Doc #: 131884

**Owner Information:**

Owner Name: **CUNNINGHAM DERWIN/WALLINGER DIANE**  
Mailing Address: **1224 NE ROSELAWN ST**  
City: **PORTLAND**  
State: **OR** Carrier Route: **C051**  
Zip: **97211-4426**

**Owner Transfer Information:**

Sale Date: **12/08/2003** Deed Type: **WARRANTY DEED**  
Recording Date: **12/18/2003** Deed Doc #: **295748**  
Sale Price: **\$89,000** Vesting Codes: **/ / TY**

**Property Characteristics:**

Living Area: **1,100** Parking Type: **DETACHED GARAGE**  
Total Rooms: Garage Area: **240**  
Bedrooms: **2** Garage Capacity: **1**  
Bath (F/H): **1 /** Parking Spaces:  
Year Built / Eff: **1940 / 1940** Pool:  
Fireplace: **1** Pool Area:  
# of Stories: **1** Style: **UNKNOWN**  
Quality:

**Site Information:**

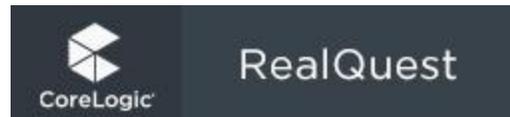
Land Use: **SFR** Acres: **0.10**  
Zoning: **R2.5** Lot Area: **4,300**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$598,900** Property Tax: **\$2,955.39**  
Land Value: **\$312,500** Tax Area: **201**  
Improvement Value: **\$286,400** Tax Exemption:  
Total Taxable Value: **\$110,460** Improvement %: **48%**

## Foreclosure Activity Report

For Property Located At



**2377 NW KEARNEY ST, PORTLAND, OR 97210-3015**

Record #: 7

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **03/06/2025** Filing Date: **03/04/2025**  
 Foreclosure Doc #: **12795** Recording Book/Page: **/**

Borrower 1: **2377 NW KEARNEY LLC**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **QUALITY LOAN SERVICE CORP** Trustee Phone #: **(916) 939-0772**  
 Trustee Address: **2763 CAMINO DEL RIO S** Trustee Sale Order #: **OR-22-898459**  
 City: **SAN DIEGO** Trustee Sale Order Ext: **RM**  
 State: **CA**  
 Zip: **92108**

Auction Date: **05/05/2025**  
 Auction Time: **10:00** Judgement Amount: **\$1,098,835**  
 Auction Address: **1200 SW FIRST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$989,750 /**  
 Mtg Recording Date: **01/17/2020** Default Amt:  
 Mtg Doc #: **6639** 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: **KINGS 2ND ADD, BLOCK 25, E 1/2 OF LOT 18**  
 County: **MULTNOMAH, OR** APN: **R198646**  
 Subdivision: **KINGS 2ND ADD** Map Reference: **/ 1N-1E-33-NW-SW**  
 Legal Lot: **18** Township-Range-Sect: **1N-1E-33**  
 Legal Block: **25** Munic/Township:

**Last Market Sale Information:**

Sale Date: **04/10/2018** 1<sup>st</sup> Mtg Amount/Type: **/**  
 Recording Date: **04/13/2018** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$850,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **THEOSOPHICAL SOCIETY OF PORTLAND**

Deed Doc #: **39154**

**Owner Information:**

Owner Name: **2377 NW KEARNEY LLC**  
 Mailing Address: **2377 NW KEARNEY ST**  
 City: **PORTLAND**  
 State: **OR** Carrier Route: **C007**  
 Zip: **97210-3015**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **2,059** Parking Type:  
 Total Rooms: Garage Area:  
 Bedrooms: Garage Capacity:  
 Bath (F/H): **/** Parking Spaces:  
 Year Built / Eff: **1894 / 1894** Pool:

Fireplace:  
# of Stories: 2  
Quality:

Pool Area:  
Style:

**Site Information:**

Land Use: RESIDENTIAL (NEC)  
Zoning: R1  
Site Influence:

Acres: 0.06  
Lot Area: 2,500  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$646,990  
Land Value: \$391,600  
Improvement Value: \$255,390  
Total Taxable Value: \$335,840

Property Tax: \$8,977.15  
Tax Area: 001  
Tax Exemption:  
Improvement %: 39%

## Foreclosure Activity Report

For Property Located At



**18721 SE CLINTON ST, GRESHAM, OR 97030-5162**

Record #: 8

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE  
Recording Date: 03/11/2025  
Foreclosure Doc #: 14069

Foreclosure Stage: AUCTION  
Filing Date: 12/18/2024  
Recording Book/Page: /

Borrower 1: GERADS LAWRENCE 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 #: OR05000057-24  
Trustee Sale Order Ext: 1

Auction Date: 05/06/2025  
Auction Time: 1:00  
Auction Address: 1200 SW FIRST AVE  
City: PORTLAND

Judgement Amount:

**Default Mortgage Information:**

Mtg Amt/Type: \$220,714 /  
Mtg Recording Date: 06/27/2024  
Mtg Doc #: 88480  
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: KINGHURST, BLOCK 1, LOT 14  
County: MULTNOMAH, OR  
Subdivision: KINGHURST  
Legal Lot: 14  
Legal Block: 1

APN: R198057  
Map Reference: / 1S-3E-08-NW-NE  
Township-Range-Sect: 1S-3E-08  
Munic/Township:

**Last Market Sale Information:**

Sale Date: 05/03/2016  
Recording Date: 05/06/2016  
Sale Price: \$250,000  
Sale Type:

1st Mtg Amount/Type: \$245,471 / FHA  
1st Mtg Int. Rate/Type: /  
2nd Mtg Amount/Type: /  
2nd Mtg Int. Rate/Type: /

Deed Type: **WARRANTY DEED**  
Deed Doc #: **55075**

Seller: **KEYES KRISTINE M**

**Owner Information:**

Owner Name: **GERADS LAWRENCE E**  
Mailing Address: **18721 SE CLINTON ST**  
City: **GRESHAM**  
State: **OR**  
Zip: **97030-5162**

Carrier Route: **C020**

**Owner Transfer Information:**

Sale Date:  
Recording Date:  
Sale Price:

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

**Property Characteristics:**

Living Area: **1,830**  
Total Rooms:  
Bedrooms: **5**  
Bath (F/H): **2 /**  
Year Built / Eff: **1962 / 1962**  
Fireplace: **1**  
# of Stories: **1**  
Quality:

Parking Type: **ATTACHED GARAGE**  
Garage Area: **672**  
Garage Capacity: **2**  
Parking Spaces:  
Pool:  
Pool Area:  
Style: **SPLIT FOYER**

**Site Information:**

Land Use: **SFR**  
Zoning: **LDR-7**  
Site Influence:

Acres: **0.16**  
Lot Area: **7,000**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$447,590**  
Land Value: **\$210,000**  
Improvement Value: **\$237,590**  
Total Taxable Value: **\$210,780**

Property Tax: **\$3,937.76**  
Tax Area: **386**  
Tax Exemption:  
Improvement %: **53%**

## Foreclosure Activity Report

For Property Located At



**7222 SE 83RD AVE, PORTLAND, OR 97266-5827**

Record #: **9**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **03/06/2025**  
 Foreclosure Doc #: **12819**

Foreclosure Stage: **AUCTION**  
 Filing Date: **03/05/2025**  
 Recording Book/Page: **/**

Borrower 1: **HASS RICHARD D**  
 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-24-998957**  
 City: **SAN DIEGO** Trustee Sale Order Ext: **BB**  
 State: **CA**  
 Zip: **92108**

Auction Date: **07/15/2025**  
 Auction Time: **1:00** Judgement Amount: **\$76,895**  
 Auction Address: **1200 SW FIRST AVE**  
 City: **PORTLAND**

**Default Mortgage Information:**

Mtg Amt/Type: **\$100,000 /**  
 Mtg Recording Date: **06/05/2008** Default Amt:  
 Mtg Doc #: **84675** Default Date:  
 Mtg Book/Page:  
 Lender: **BANK OF AMERICA NA** 1<sup>st</sup> Missed Pymt Date: **05/25/2024**  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **//**  
 Zip: Title Company:

**Location Information:**

Legal Description: **GORDON PL, BLOCK 2, LOT 14, S 1' OF LOT 15**  
 County: **MULTNOMAH, OR** APN: **R172068**  
 Subdivision: **GORDON PLACE** Map Reference: **/ 1S-2E-21-NW-SW**  
 Legal Lot: **14** Township-Range-Sect: **1S-2E-21**  
 Legal Block: **2** Munic/Township:

**Last Market Sale Information:**

Sale Date: **12/1992** 1<sup>st</sup> Mtg Amount/Type: **/**  
 Recording Date: **12/08/1992** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$33,600** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **CONTRACT OF SALE** Seller: **HASS WILLIAM R & PEARL A**  
 Deed Doc #: **2621-2618**

**Owner Information:**

Owner Name: **HASS RICHARD D**  
 Mailing Address: **7222 SE 83RD AVE**  
 City: **PORTLAND**  
 State: **OR** Carrier Route: **C006**  
 Zip: **97266-5827**

**Owner Transfer Information:**

Sale Date: **01/22/2003** Deed Type: **SPECIAL WARRANTY DEED**  
 Recording Date: **01/27/2003** Deed Doc #: **18052**  
 Sale Price: Vesting Codes: **//**

**Property Characteristics:**

Living Area: **891** Parking Type: **DETACHED GARAGE**  
 Total Rooms: **384** Garage Area:  
 Bedrooms: **3** Garage Capacity: **1**  
 Bath (F/H): **1 /** Parking Spaces:  
 Year Built / Eff: **1954 / 1954** Pool:

Fireplace:  
# of Stories: 1  
Quality:

Pool Area:  
Style: UNKNOWN

**Site Information:**

Land Use: SFR  
Zoning: R2.5  
Site Influence:

Acres: 0.12  
Lot Area: 5,355  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$357,490  
Land Value: \$197,500  
Improvement Value: \$159,990  
Total Taxable Value: \$151,720

Property Tax: \$4,059.34  
Tax Area: 703  
Tax Exemption:  
Improvement %: 45%

## Foreclosure Activity Report

For Property Located At



**522 NE SIMPSON ST, PORTLAND, OR 97211-3141**

Record #: 10

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF DEFAULT  
Recording Date: 03/07/2025  
Foreclosure Doc #: 13027

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

Borrower 1: URBAN RENOVATIONS LLC  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: QUALITY LOAN SERVICE CORP  
Trustee Address: 2763 CAMINO DEL RIO S  
City: SAN DIEGO  
State: CA  
Zip: 92108

Trustee Phone #:  
Trustee Sale Order #: OR-24-1004010  
Trustee Sale Order Ext: RM

Auction Date: 07/21/2025  
Auction Time: 10:00  
Auction Address: 1200 SW FIRST AVE  
City: PORTLAND

Judgement Amount: \$349,228

**Default Mortgage Information:**

Mtg Amt/Type: \$322,000 /  
Mtg Recording Date: 02/26/2021  
Mtg Doc #: 33430  
Mtg Book/Page:  
Lender: 000252  
Lender Address:  
City:  
State:  
Zip:

Default Amt:  
Default Date:  
1<sup>st</sup> Missed Pymt Date: 10/01/2024  
Lender Phone #:  
Vesting Codes: / / CO  
Title Company:

**Location Information:**

Legal Description: CLOVERDALE EXTN & PLAT 2, BLOCK 5, LOT 10  
County: MULTNOMAH, OR  
Subdivision: CLOVERDALE EXT 02  
Legal Lot: 10  
Legal Block: 5

APN: R136443  
Map Reference: / 1N-1E-14-SW-SW  
Township-Range-Sect: 1N-1E-14  
Munic/Township:

**Last Market Sale Information:**

Sale Date: 07/24/2013  
Recording Date: 07/30/2013  
Sale Price: \$210,000  
Sale Type:

1<sup>st</sup> Mtg Amount/Type: \$185,000 / CONV  
1<sup>st</sup> Mtg Int. Rate/Type: /  
2<sup>nd</sup> Mtg Amount/Type: /  
2<sup>nd</sup> Mtg Int. Rate/Type: /

Deed Type: **WARRANTY DEED**  
Deed Doc #: 104006

Seller: **CARAEFF EZRA**

**Owner Information:**

Owner Name: **URBAN RENOVATIONS LLC**  
Mailing Address: **4636 S KELLY AVE**  
City: **PORTLAND**  
State: **OR**  
Zip: **97239-4220**

Carrier Route: **C062**

**Owner Transfer Information:**

Sale Date: **02/26/2021**  
Recording Date: **02/26/2021**  
Sale Price:

Deed Type: **BARGAIN & SALE DEED**  
Deed Doc #: 33429  
Vesting Codes: / /

**Property Characteristics:**

Living Area: **1,524**  
Total Rooms:  
Bedrooms: **4**  
Bath (F/H): **1 /**  
Year Built / Eff: **1890 / 1890**  
Fireplace: **1**  
# of Stories: **1**  
Quality:

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

**Site Information:**

Land Use: **SFR**  
Zoning: **R2**  
Site Influence:

Acres: **0.11**  
Lot Area: **5,000**  
Res/Comm Units: /

**Tax Information:**

Assessed Value: **\$515,640**  
Land Value: **\$312,500**  
Improvement Value: **\$203,140**  
Total Taxable Value: **\$137,840**

Property Tax: **\$3,687.98**  
Tax Area: **201**  
Tax Exemption:  
Improvement %: **39%**