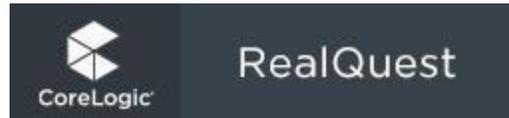


# Foreclosure Activity Report

For Property Located At



**921 B TOLIVER RD B, MOLALLA, OR 97038-8903**

Record #: 1

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

Foreclosure Doc Type: **LIS PENDENS** Foreclosure Stage: **PRE-FORECLOSURE**  
Recording Date: **04/08/2025** Filing Date: **04/08/2025**  
Foreclosure Doc #: **12511** Recording Book/Page: **/**

Defendant 1: **WINSLEY CONNIE S & ROBERT A** Plaintiff 1: **STANWICH MTG LOAN TRUST I**  
Defendant 2: **SECRETARY OF HSNB & URBAN DEV** Plaintiff 2:  
Defendant 3:  
Defendant 4:

Attorney Name: **ZBS LAW LLP** Attorney Phone #: **(503) 946-6558**  
Case #: **25CV22069**

### **Default Mortgage Information:**

Mtg Amt/Type: **/**  
Mtg Recording Date: Default Amt:  
Mtg Doc #: Default Date:  
Mtg Book/Page: Vesting Codes: **//**  
Title Company: **ATTORNEY ONLY**

### **Location Information:**

Legal Description: **1999-123 PARTITION PLAT PARCEL 5**  
County: **CLACKAMAS, OR** APN: **05001067**  
Subdivision: **PARTITION PLAT #1999-123 PCL** Map Reference: **/ 5S-2E-08-NW-NW**  
**5**  
Legal Lot: **5** Township-Range-Sect: **5S-2E-08**  
Legal Block: Munic/Township: **MOLALLA**

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

Sale Date: **12/1999** 1<sup>st</sup> Mtg Amount/Type: **\$164,753 /**  
Recording Date: **12/30/1999** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
Sale Price: **\$55,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: **FULL** 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **WARRANTY DEED** Seller: **CONNOLLY KATHRYN J**  
Deed Doc #: **119031**

### **Owner Information:**

Owner Name: **WINSLEY CONNIE S/WINSLEY ROBERT A**  
Mailing Address: **921B TOLIVER RD**  
City: **MOLALLA**  
State: **OR** Carrier Route: **R011**  
Zip: **97038-8903**

### **Owner Transfer Information:**

Sale Date: **05/11/2011** Deed Type: **BARGAIN & SALE DEED**  
Recording Date: **05/16/2011** Deed Doc #: **29139**  
Sale Price: Vesting Codes: **HW / /**

### **Property Characteristics:**

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

Fireplace:  
# of Stories:  
Quality: **GOOD**

Pool Area:  
Style:

**Site Information:**

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

Acres: **0.32**  
Lot Area: **14,096**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$427,853**  
Land Value: **\$195,273**  
Improvement Value: **\$232,580**  
Total Taxable Value: **\$223,845**

Property Tax: **\$4,269.13**  
Tax Area: **035002**  
Tax Exemption:  
Improvement %: **54%**

## Foreclosure Activity Report

For Property Located At



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

Record #: 2

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
Recording Date: **04/09/2025** Filing Date: **09/27/2024**  
Foreclosure Doc #: **12611** 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**  
Auction Time: **9:00** Judgement Amount: **\$183,111**  
Auction Address: **807 MAIN ST**  
City: **OREGON CITY**

**Default Mortgage Information:**

Mtg Amt/Type: **\$203,750 /**  
Mtg Recording Date: **02/01/2022** Default Amt:  
Mtg Doc #: **6899** Default Date:  
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: **BELOW AVERAGE**

**Site Information:**

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

**Tax Information:**

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

## Foreclosure Activity Report

For Property Located At



**11310 S MACKSBURG RD, CANBY, OR 97013-8332**

Record #: 3

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**  
 Recording Date: **04/07/2025** Filing Date: **11/26/2024**  
 Foreclosure Doc #: **12303** Recording Book/Page: **/**

Borrower 1: **PIEPER RYAN**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name: **AFFINIA DEFAULT SERVICES LLC** Trustee Phone #: **(503) 836-3799**  
 Trustee Address: **16000 CHRISTENSEN RD STE 310** Trustee Sale Order #: **23-00234**  
 City: **TUKWILA** Trustee Sale Order Ext: **OR**  
 State: **WA**  
 Zip: **98188**

Auction Date: **04/14/2025**  
 Auction Time: **10:00** Judgement Amount: **\$518,972**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

**Default Mortgage Information:**

Mtg Amt/Type: **\$499,643 /**  
 Mtg Recording Date: **09/11/2020** Default Amt:  
 Mtg Doc #: **75029** Default Date:  
 Mtg Book/Page:  
 Lender: **044970** 1<sup>st</sup> Missed Pymt Date: **08/01/2023**  
 Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **//**  
 Zip: Title Company:

**Location Information:**

Legal Description: **&PT 2098 TRIOICA**  
 County: **CLACKAMAS, OR** APN: **01015172**  
 Subdivision: **TRIOICA** Map Reference: **/ 4S-1E-24-NW-NE**  
 Legal Lot: **2,3** Township-Range-Sect: **4S-1E-24**  
 Legal Block: Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: **08/27/2020** 1<sup>st</sup> Mtg Amount/Type: **\$499,643 / FHA**  
 Recording Date: **09/11/2020** 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: **WARRANTY DEED** Seller: **ADAMSON ANDREA**  
 Deed Doc #: **75028**

**Owner Information:**

Owner Name: **QUORUM FCU**  
 Mailing Address: **425 PHILLIPS BLVD**  
 City: **EWING**  
 State: **NJ** Carrier Route: **C074**  
 Zip: **08618-1492**

**Owner Transfer Information:**

Sale Date: **05/14/2024** Deed Type: **TRUSTEE'S DEED (FORECLOSURE)**  
 Recording Date: **05/17/2024** Deed Doc #: **17363**  
 Sale Price: **\$235,432** Vesting Codes: **// CO**

**Property Characteristics:**

Living Area: **4,046** Parking Type: **GARAGE**  
 Total Rooms:  
 Bedrooms: **3** Garage Area:  
 Bath (F/H): **2 / 1** Garage Capacity:  
 Parking Spaces:

Year Built / Eff: 1973 /  
Fireplace: 1  
# of Stories: 1  
Quality: AVERAGE

Pool:  
Pool Area:  
Style:

**Site Information:**

Land Use: SFR  
Zoning: EFU  
Site Influence:

Acres: 0.97  
Lot Area: 42,253  
Res/Comm Units: /

**Tax Information:**

Assessed Value: \$1,093,655  
Land Value: \$337,205  
Improvement Value: \$756,450  
Total Taxable Value: \$513,727

Property Tax: \$7,361.97  
Tax Area: 086013  
Tax Exemption:  
Improvement %: 69%

## Foreclosure Activity Report

For Property Located At



**298 SE SHAFFORD ST, ESTACADA, OR 97023-9471**

Record #: 4

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: NOTICE OF TRUSTEE'S SALE      Foreclosure Stage: AUCTION  
Recording Date: 04/04/2025      Filing Date: 12/04/2024  
Foreclosure Doc #: 12020      Recording Book/Page: /

Borrower 1: HORTON DANIEL J & LORINDA  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: MICHELLE M BERTOLINO      Trustee Phone #: (503) 228-6044  
Trustee Address: 121 SW MORRISON ST STE 600      Trustee Sale Order #:  
City: PORTLAND      Trustee Sale Order Ext:  
State: OR  
Zip: 97204

Auction Date: 05/07/2025  
Auction Time: 11:00      Judgement Amount:  
Auction Address: 807 MAIN ST  
City: OREGON CITY

**Default Mortgage Information:**

Mtg Amt/Type: \$217,000 /  
Mtg Recording Date: 05/26/2020      Default Amt:  
Mtg Doc #: 37831      Default Date:  
Mtg Book/Page:  
Lender: 066466      1<sup>st</sup> Missed Pymt Date:  
Lender Address:  
City:  
State:  
Zip:      Lender Phone #:  
Vesting Codes: / / TY  
Title Company: ATTORNEY ONLY

**Location Information:**

Legal Description: SECTION 28 TOWNSHIP 3S RANGE 4E QUARTER BB TAX LOT 00901  
County: CLACKAMAS, OR      APN: 00947275  
Subdivision: CASTLE BERRY PARK      Map Reference: / 3S-4E-28-NW-NW  
Legal Lot: 901      Township-Range-Sect: 3S-4E-28  
Legal Block:      Munic/Township: ESTACADA

**Last Market Sale Information:**

Sale Date: 03/02/2016      1<sup>st</sup> Mtg Amount/Type: \$185,089 / CONV  
Recording Date: 03/04/2016      1<sup>st</sup> Mtg Int. Rate/Type: /  
Sale Price: \$180,000      2<sup>nd</sup> Mtg Amount/Type: /

Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: /  
Deed Type: **DEED (REG)** Seller: **DALESSANDRO ALICE**  
**A**

Deed Doc #: 15065

**Owner Information:**

Owner Name: **HORTON DANIEL J/HORTON LORINDA**  
Mailing Address: **298 SE SHAFFORD ST**  
City: **ESTACADA**  
State: **OR** Carrier Route: **R005**  
Zip: **97023-9471**

**Owner Transfer Information:**

Sale Date: **07/12/2018** Deed Type: **BARGAIN & SALE**  
**DEED**  
Recording Date: **07/20/2018** Deed Doc #: **44979**  
Sale Price: Vesting Codes: **/ /**

**Property Characteristics:**

Living Area: **1,056** Parking Type: **GARAGE**  
Total Rooms: Garage Area:  
Bedrooms: **3** Garage Capacity:  
Bath (F/H): **1 /** Parking Spaces:  
Year Built / Eff: **1976 /** Pool:  
Fireplace: Pool Area:  
# of Stories: **1** Style:  
Quality: **BELOW AVERAGE**

**Site Information:**

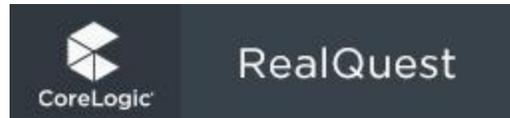
Land Use: **SFR** Acres: **0.22**  
Zoning: **R1** Lot Area: **9,583**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$339,020** Property Tax: **\$2,550.07**  
Land Value: **\$167,600** Tax Area: **108002**  
Improvement Value: **\$171,420** Tax Exemption:  
Total Taxable Value: **\$162,582** Improvement %: **51%**

## Foreclosure Activity Report

For Property Located At



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

Record #: 5

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF SALE**  
 Recording Date: **04/08/2025**  
 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: **05/20/2025**  
 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

**18100 BRYANT RD, LAKE OSWEGO, OR 97034-7210**Record #: **6****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	<b>NOTICE OF DEFAULT</b>	Foreclosure Stage:	<b>AUCTION</b>
Recording Date:	<b>04/09/2025</b>	Filing Date:	<b>04/07/2025</b>
Foreclosure Doc #:	<b>12687</b>	Recording Book/Page:	<b>/</b>

Borrower 1: **BENAVENTE ANTHONY**  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name:	<b>GHIDOTTI BERGER LLP</b>	Trustee Phone #:	<b>(949) 427-2010</b>
Trustee Address:	<b>1920 OLD TUSTIN AVE</b>	Trustee Sale Order #:	<b>25-13807</b>
City:	<b>SANTA ANA</b>	Trustee Sale Order Ext:	
State:	<b>CA</b>		
Zip:	<b>92705</b>		

Auction Date:	<b>08/11/2025</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>\$667,500 /</b>	Default Amt:	
Mtg Recording Date:	<b>10/07/2022</b>	Default Date:	
Mtg Doc #:	<b>54108</b>	1 <sup>st</sup> Missed Pymt Date:	<b>07/01/2023</b>
Mtg Book/Page:		Lender Phone #:	
Lender:	<b>144580</b>	Vesting Codes:	<b>/ /</b>
Lender Address:		Title Company:	
City:			
State:			
Zip:			

**Location Information:**

Legal Description:	<b>SECTION 17 TOWNSHIP 2S RANGE 1E QUARTER CB TAX LOT 01100</b>		
County:	<b>CLACKAMAS, OR</b>	APN:	<b>00326784</b>
Subdivision:	<b>LAKE HAVEN #3</b>	Map Reference:	<b>/ 2S-1E-17-SW-NW</b>
Legal Lot:	<b>1100</b>	Township-Range-Sect:	<b>2S-1E-17</b>
Legal Block:		Munic/Township:	<b>LAKE OSWEGO</b>

**Last Market Sale Information:**

Sale Date:	<b>09/15/2022</b>	1 <sup>st</sup> Mtg Amount/Type:	<b>\$667,500 / CONV</b>
Recording Date:	<b>10/07/2022</b>	1 <sup>st</sup> Mtg Int. Rate/Type:	<b>/</b>
Sale Price:	<b>\$890,000</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>RUST SUNCHLAR</b>
Deed Doc #:	<b>54107</b>		

**Owner Information:**

Owner Name: **BENAVENTE ANTHONY**  
 Mailing Address: **18100 BRYANT RD**  
 City: **LAKE OSWEGO**  
 State: **OR** Carrier Route: **C015**  
 Zip: **97034-7210**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **1,425** Parking Type:  
 Total Rooms: Garage Area:  
 Bedrooms: **3** Garage Capacity:  
 Bath (F/H): **1 / 1** Parking Spaces:  
 Year Built / Eff: **1955 /** Pool:  
 Fireplace: **1** Pool Area:  
 # of Stories: **1** Style:  
 Quality: **AVERAGE**

**Site Information:**

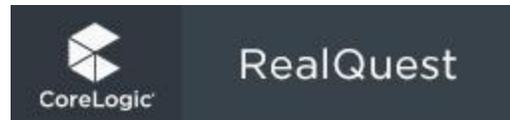
Land Use: **SFR** Acres: **0.20**  
 Zoning: **R-7.5** Lot Area: **8,712**  
 Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$985,592** Property Tax: **\$8,708.37**  
 Land Value: **\$698,092** Tax Area: **007021**  
 Improvement Value: **\$287,500** Tax Exemption:  
 Total Taxable Value: **\$452,317** Improvement %: **29%**

**Foreclosure Activity Report**

For Property Located At

**41096 SE TUMALA MOUNTAIN RD, ESTACADA, OR 97023-9564**

Record #: 7

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **04/04/2025**  
 Foreclosure Doc #: **12100**

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

Borrower 1: **WALLS LOREN J**  
 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-25-1009722**  
 City: **SAN DIEGO** Trustee Sale Order Ext: **SW**  
 State: **CA**  
 Zip: **92108**

Auction Date: **08/12/2025**  
 Auction Time: **9:00** Judgement Amount: **\$303,938**  
 Auction Address: **807 MAIN ST**  
 City:

**Default Mortgage Information:**

Mtg Amt/Type: **\$305,500 /**  
 Mtg Recording Date: **10/19/2021** Default Amt:  
 Mtg Doc #: **93987** Default Date:  
 Mtg Book/Page:  
 Lender: **FINANCE OF AMERICA MTG** 1<sup>st</sup> Missed Pymt Date: **06/01/2024**  
**LLC**

Lender Address:  
 City: Lender Phone #:  
 State: Vesting Codes: **//**  
 Zip: Title Company:

**Location Information:**

Legal Description: **SECTION 06 TOWNSHIP 4S RANGE 5E TAX LOT 00205**  
 County: **CLACKAMAS, OR** APN: **01067838**  
 Subdivision: **BRAMBLE HILL** Map Reference: **/ 4S-5E-06**  
 Legal Lot: **205** Township-Range-Sect: **4S-5E-06**  
 Legal Block: Munic/Township:

**Last Market Sale Information:**

Sale Date: **04/15/2020** 1<sup>st</sup> Mtg Amount/Type: **\$299,155 / CONV**  
 Recording Date: **04/17/2020** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
 Sale Price: **\$314,900** 2<sup>nd</sup> Mtg Amount/Type: **/**  
 Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Deed Type: **WARRANTY DEED** Seller: **RATHBUN CYNDI & MATTHEW A**  
 Deed Doc #: **27518**

**Owner Information:**

Owner Name: **WALLS LOREN J**  
 Mailing Address: **41096 SE TUMALA MOUNTAIN RD**  
 City: **ESTACADA**  
 State: **OR** Carrier Route: **R006**  
 Zip: **97023-9564**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area:  
 Total Rooms:  
 Bedrooms:  
 Bath (F/H): **/**  
 Year Built / Eff: **1998 /**  
 Parking Type:  
 Garage Area:  
 Garage Capacity:  
 Parking Spaces:  
 Pool:

Fireplace:  
# of Stories:  
Quality:

Pool Area:  
Style:

**Site Information:**

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

Acres: **2.44**  
Lot Area: **106,286**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$316,300**  
Land Value: **\$223,730**  
Improvement Value: **\$92,570**  
Total Taxable Value: **\$180,883**

Property Tax: **\$2,396.33**  
Tax Area: **108028**  
Tax Exemption:  
Improvement %: **29%**

## Foreclosure Activity Report

For Property Located At



**2719 BEACON HILL DR, WEST LINN, OR 97068-5608**

Record #: **8**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
Recording Date: **04/03/2025**  
Foreclosure Doc #: **11928**

Foreclosure Stage: **AUCTION**  
Filing Date: **04/03/2025**  
Recording Book/Page: **/**

Borrower 1: **SHRESTHA RAJA & SUNITA**  
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-22-938592**  
Trustee Sale Order Ext: **BB**

Auction Date: **08/14/2025**  
Auction Time: **10:00**  
Auction Address: **807 MAIN ST**  
City: **OREGON**

Judgement Amount:

**Default Mortgage Information:**

Mtg Amt/Type: **\$322,700 / ADJ**  
Mtg Recording Date: **09/05/2003**  
Mtg Doc #: **119450**  
Mtg Book/Page:  
Lender: **000252**  
Lender Address:  
City:  
State:  
Zip:

Default Amt:  
Default Date:  
1<sup>st</sup> Missed Pymt Date: **10/01/2020**  
Lender Phone #:  
Vesting Codes: **/ /**  
Title Company:

**Location Information:**

Legal Description: **PLAT BARRINGTON HEIGHTS NORTH LT 8 3563**  
County: **CLACKAMAS, OR**  
Subdivision: **BARRINGTON HEIGHTS NORTH**  
Legal Lot: **8**  
Legal Block:

APN: **05000801**  
Map Reference: **/ 2S-1E-36-NW-SW**  
Township-Range-Sect: **2S-1E-36**  
Munic/Township: **WEST LINN**

**Last Market Sale Information:**

Sale Date: **02/25/2003**  
Recording Date: **03/17/2003**  
Sale Price: **\$161,100**  
Sale Type:

1<sup>st</sup> Mtg Amount/Type: **\$128,880 /**  
1<sup>st</sup> Mtg Int. Rate/Type: **/ FIXED**  
2<sup>nd</sup> Mtg Amount/Type: **/**  
2<sup>nd</sup> Mtg Int. Rate/Type: **/**

Deed Type: **WARRANTY DEED** Seller: **MAJESTIC HOMES INC**  
Deed Doc #: **32004**

**Owner Information:**

Owner Name: **SHRESTHA RAJA/SHRESTHA SUNITA**  
Mailing Address: **2719 BEACON HILL DR**  
City: **WEST LINN**  
State: **OR** Carrier Route: **C010**  
Zip: **97068-5608**

**Owner Transfer Information:**

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

**Property Characteristics:**

Living Area: **4,246** Parking Type:  
Total Rooms: Garage Area:  
Bedrooms: **4** Garage Capacity:  
Bath (F/H): **4 /** Parking Spaces:  
Year Built / Eff: **2003 /** Pool:  
Fireplace: Pool Area:  
# of Stories: Style:  
Quality: **GOOD**

**Site Information:**

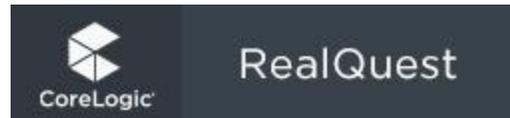
Land Use: **SFR** Acres: **0.23**  
Zoning: **R10** Lot Area: **9,974**  
Site Influence: Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$1,123,264** Property Tax: **\$15,174.98**  
Land Value: **\$388,004** Tax Area: **003002**  
Improvement Value: **\$735,260** Tax Exemption:  
Total Taxable Value: **\$807,790** Improvement %: **65%**

## Foreclosure Activity Report

For Property Located At



**33000 SE RYDER LN, BORING, OR 97009-9564**

Record #: **9**

**Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT**  
 Recording Date: **04/07/2025**  
 Foreclosure Doc #: **12271**

Foreclosure Stage: **AUCTION**  
 Filing Date: **04/03/2025**  
 Recording Book/Page: **/**

Borrower 1: **WOODS DANIEL W**  
 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 #: **(858) 750-7777**  
 Trustee Sale Order #: **117918**  
 Trustee Sale Order Ext: **OR**

Auction Date: **08/14/2025**  
 Auction Time: **11:00**  
 Auction Address: **807 MAIN ST**  
 City: **OREGON CITY**

Judgement Amount: **\$868,906**

**Default Mortgage Information:**

Mtg Amt/Type: **\$723,695 / ADJ**  
 Mtg Recording Date: **07/08/2015**  
 Mtg Doc #: **44311**  
 Mtg Book/Page:  
 Lender: **057004**  
 Lender Address:  
 City:  
 State:  
 Zip:

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

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

**Location Information:**

Legal Description: **1995-114 PARTITION PLAT PARCEL 2**  
 County: **CLACKAMAS, OR**  
 Subdivision: **HOFMANN VIEW ACRES**  
 Legal Lot: **2**  
 Legal Block:

APN: **01661197**  
 Map Reference: **/ 2S-4E-04**  
 Township-Range-Sect: **2S-4E-04**  
 Munic/Township: **COUNTY CLACKAMAS**

**Last Market Sale Information:**

Sale Date: **07/01/2015**  
 Recording Date: **07/08/2015**  
 Sale Price: **\$805,100**  
 Sale Type:  
 Deed Type: **WARRANTY DEED**

1<sup>st</sup> Mtg Amount/Type: **\$723,695 / CONV**  
 1<sup>st</sup> Mtg Int. Rate/Type: **4.00 / ADJ**  
 2<sup>nd</sup> Mtg Amount/Type: **/**  
 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
 Seller: **PHILLIPS RICHARD W & GINA D**

Deed Doc #: **44310**

**Owner Information:**

Owner Name: **EVERBANK**  
 Mailing Address: **33000 SE RYDER LN**  
 City: **BORING**  
 State: **OR**  
 Zip: **97009-9564**

Carrier Route: **R008**

**Owner Transfer Information:**

Sale Date: **08/22/2024**  
 Recording Date: **08/27/2024**  
 Sale Price: **\$842,862**

Deed Type: **TRUSTEE'S DEED (FORECLOSURE)**  
 Deed Doc #: **31705**  
 Vesting Codes: **/ / CO**

**Property Characteristics:**

Living Area: **3,108**  
 Total Rooms:  
 Bedrooms: **4**  
 Bath (F/H): **3 /**  
 Year Built / Eff: **2000 /**

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

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

Pool Area:  
Style:

**Site Information:**

Land Use: **SFR**  
Zoning: **RRFF5**  
Site Influence:

Acres: **4.60**  
Lot Area: **200,376**  
Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$1,612,692**  
Land Value: **\$329,372**  
Improvement Value: **\$1,283,320**  
Total Taxable Value: **\$772,213**

Property Tax: **\$11,038.17**  
Tax Area: **046018**  
Tax Exemption:  
Improvement %: **80%**