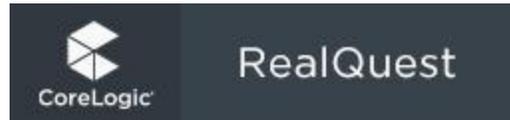


Foreclosure Activity Report

For Property Located At



4653 HAZELGREEN RD NE, SALEM, OR 97305-3512

Record #: 1

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF TRUSTEE'S SALE** Foreclosure Stage: **AUCTION**
Recording Date: **04/04/2025** Filing Date: **03/27/2025**
Foreclosure Doc #: **9722** Recording Book/Page: **/**

Borrower 1: **BARRAZA RICARDO E**
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: **05/02/2025** Judgement Amount:
Auction Time: **11:00**
Auction Address: **100 HIGH ST NE**
City: **SALEM**

Default Mortgage Information:

Mtg Amt/Type: **\$48,000 /** Default Amt:
Mtg Recording Date: **01/20/2022** Default Date:
Mtg Doc #: Default Date:
Mtg Book/Page: **4586-000456** 1st Missed Pymt Date:
Lender: **MAPS CU** Lender Phone #:
Lender Address: Vesting Codes: **//**
City: Title Company:
State:
Zip:

Location Information:

Legal Description: **LABISH GARDENS FR LOT 35** APN: **552329**
County: **MARION, OR** Map Reference: **/ 6-2W-32-SW-NW**
Subdivision: **LABISH GARDENS** Township-Range-Sect: **06-2W-32**
Legal Lot: **35** Munic/Township:
Legal Block:

Last Market Sale Information:

Sale Date: **10/22/2021** 1st Mtg Amount/Type: **\$343,660 / FHA**
Recording Date: **10/29/2021** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$350,000** 2nd Mtg Amount/Type: **/**
Sale Type: 2nd Mtg Int. Rate/Type: **/**
Deed Type: **WARRANTY DEED** Seller: **YATES MICHAEL J**
Deed Doc #: **4558-78**

Owner Information:

Owner Name: **BARRAZA RICARDO E** Carrier Route: **C017**
Mailing Address: **4653 HAZELGREEN RD NE**
City: **SALEM**
State: **OR**
Zip: **97305-3512**

Owner Transfer Information:

Sale Date: **01/13/2025** Deed Type: **WARRANTY DEED**
Recording Date: **01/15/2025** Deed Doc #: **1196**
Sale Price: **\$125,000** Vesting Codes: **// TC**

Property Characteristics:

Living Area: 1,236
 Total Rooms:
 Bedrooms 3
 Bath (F/H): 2 /
 Year Built / Eff: 1974 / 1974
 Fireplace: 1
 # of Stories: 1
 Quality:

Parking Type: DETACHED GARAGE
 Garage Area: 440
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:
 Style:

Site Information:

Land Use: SFR
 Zoning: UT-5
 Site Influence:

Acres: 1.20
 Lot Area: 52,272
 Res/Comm Units: /

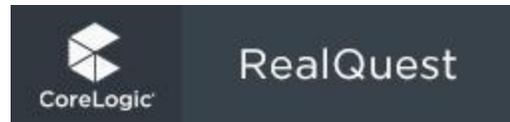
Tax Information:

Assessed Value: \$482,360
 Land Value: \$264,480
 Improvement Value: \$217,880
 Total Taxable Value:

Property Tax: \$3,042.22
 Tax Area: 92400210
 Tax Exemption:
 Improvement %: 45%

Foreclosure Activity Report

For Property Located At

**5039 CAPLINGER RD SE, SALEM, OR 97317-0867**

Record #: 2

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: NOTICE OF SALE
 Recording Date: 04/04/2025
 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: 05/28/2025
 Auction Time:
 Auction Address: 100 HIGH ST NE
 City: SALEM

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: SALEM GARDEN TRACTS, LOT FR 6 & 7, ACRES 1.04
 County: MARION, OR
 Subdivision: SALEM GARDEN & FRUIT TR
 Legal Lot: 7
 Legal Block:

APN: 559339
 Map Reference: / 7-2W-32-SW-NE
 Township-Range-Sect: 07-2W-32
 Munic/Township:

Last Market Sale Information:

Sale Date: 01/17/2025

1st Mtg Amount/Type: \$490,943 / FHA

Recording Date:	01/17/2025	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$500,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	SAMSON SHELLY S
Deed Doc #:	1418		

Owner Information:

Owner Name:	SANTIAGO CESAR R/CAPORAL MILAGROS D		
Mailing Address:	5039 CAPLINGER RD SE		
City:	SALEM	Carrier Route:	C023
State:	OR		
Zip:	97317-0867		

Owner Transfer Information:

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

Property Characteristics:

Living Area:	1,430	Parking Type:	ATTACHED GARAGE
Total Rooms:		Garage Area:	484
Bedrooms:	3	Garage Capacity:	
Bath (F/H):	2 / 1	Parking Spaces:	
Year Built / Eff:	1956 / 1988	Pool:	
Fireplace:	2	Pool Area:	
# of Stories:	1	Style:	
Quality:			

Site Information:

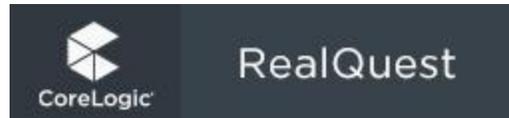
Land Use:	SFR	Acres:	1.04
Zoning:	RA	Lot Area:	45,302
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$606,080	Property Tax:	\$4,689.46
Land Value:	\$254,980	Tax Area:	92401000
Improvement Value:	\$351,100	Tax Exemption:	
Total Taxable Value:		Improvement %:	58%

Foreclosure Activity Report

For Property Located At



4055 CARSON DR SE, SALEM, OR 97317-6138

Record #: **3**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF SALE**
 Recording Date: **04/04/2025**
 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: **07/11/2025**
 Auction Time: **11:00**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

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: **MAR-CIE GARDENS, BLOCK 4, LOT 4, ACRES 0.192**
 County: **MARION, OR**
 Subdivision: **MARCIE GARDENS**
 Legal Lot: **4**
 Legal Block: **4**

APN: **554203**
 Map Reference: **/ 8-2W-06-NE-NW**
 Township-Range-Sect: **08-2W-06**
 Munic/Township:

Last Market Sale Information:

Sale Date: **10/30/1990**
 Recording Date:
 Sale Price: **\$49,702**
 Sale Type:
 Deed Type: **DEED (REG)**

1st Mtg Amount/Type: /
 1st Mtg Int. Rate/Type: /
 2nd Mtg Amount/Type: /
 2nd Mtg Int. Rate/Type: /
 Seller:

ECKLUND ELDON K & MARILYN S

Deed Doc #: 811-276

Owner Information:

Owner Name: **BARRETT GLENDA M/CUSHMAN KAREN L**
 Mailing Address: **4055 CARSON DR SE**
 City: **SALEM**
 State: **OR**
 Zip: **97317-6138**

Carrier Route: **C026**

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

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

Property Characteristics:

Living Area: **1,827**
 Total Rooms:
 Bedrooms **3**
 Bath (F/H): **1 / 1**
 Year Built / Eff: **1963 / 1963**
 Fireplace: **1**
 # of Stories: **1**
 Quality:

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

Site Information:

Land Use:	SFR	Acres:	0.19
Zoning:	RS	Lot Area:	8,276
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$342,720	Property Tax:	\$3,266.54
Land Value:	\$123,000	Tax Area:	92401000
Improvement Value:	\$219,720	Tax Exemption:	
Total Taxable Value:		Improvement %:	64%

Foreclosure Activity Report

For Property Located At

**3752 JOSHUA AVE NE, SALEM, OR 97305-3040**

Record #: 4

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF SALE	Foreclosure Stage:	AUCTION
Recording Date:	04/04/2025	Filing Date:	
Foreclosure Doc #:		Recording Book/Page:	/

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

Attorney Name:	KELLY SUTHERLAND	Attorney Phone # :	(360) 260-2253
		Case #:	25-130114

Auction Date:	08/13/2025	Opening Bid Amount:	
Auction Time:	10:00	Judgement Amount:	
Auction Address:	100 HIGH ST NE		
City:	SALEM		

Default Mortgage Information:

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

Location Information:

Legal Description:	JAN REE EAST NO. 3, BLOCK 10, LOT 8, ACRES 0.195		
County:	MARION, OR	APN:	551134
Subdivision:	JAN REE EAST 03	Map Reference:	/ 7-2W-08-SW-NW
Legal Lot:	8	Township-Range-Sect:	07-2W-08
Legal Block:	10	Munic/Township:	

Last Market Sale Information:

Sale Date:	10/29/2018	1 st Mtg Amount/Type:	\$272,740 / VA
Recording Date:	10/30/2018	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$267,000	2 nd Mtg Amount/Type:	/
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	DAVIS FRED & KATHY R
Deed Doc #:	4136-324		

Owner Information:

Owner Name:	HALDERMAN JOHN/HALDERMAN ALLYCIA
Mailing Address:	3752 JOSHUA AVE NE

City: SALEM
State: OR
Zip: 97305-3040

Carrier Route: C031

Owner Transfer Information:

Sale Date:
Recording Date:
Sale Price:

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

Property Characteristics:

Living Area: 1,570
Total Rooms:
Bedrooms 3
Bath (F/H): 2 /
Year Built / Eff: 1975 / 1975
Fireplace: 1
of Stories: 1
Quality:

Parking Type: ATTACHED GARAGE
Garage Area: 528
Garage Capacity:
Parking Spaces:
Pool:
Pool Area:
Style:

Site Information:

Land Use: SFR
Zoning: RS
Site Influence:

Acres: 0.20
Lot Area: 8,712
Res/Comm Units: /

Tax Information:

Assessed Value: \$382,190
Land Value: \$123,000
Improvement Value: \$259,190
Total Taxable Value:

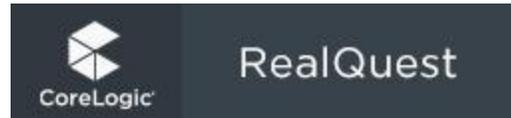
Property Tax: \$3,190.33
Tax Area: 92400213
Tax Exemption:
Improvement %: 68%

Foreclosure Activity Report

For Property Located At

„ OR

Record #: 5



Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **04/07/2025**
 Foreclosure Doc #: **9776**

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

Borrower 1: **KUNKE ROBERT & NICOLE**
 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 #: **OR05000006-25**
 Trustee Sale Order Ext: **1**

Auction Date: **08/20/2025**
 Auction Time: **9:00**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Judgement Amount: **\$528,571**

Default Mortgage Information:

Mtg Amt/Type: **\$548,250 /**
 Mtg Recording Date: **08/20/2021**
 Mtg Doc #: **49588**
 Mtg Book/Page: **4529-000411**
 Lender: **083841**
 Lender Address:
 City:
 State:
 Zip:

Default Amt:
 Default Date:
 1st Missed Pymt Date:

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

Location Information:

Legal Description: **073W03BC10800**
 County: **MARION, OR**
 Subdivision:
 Legal Lot:
 Legal Block:

APN: **525281**
 Map Reference: **/ 7-3W-03-NW-SW**
 Township-Range-Sect: **07-3W-03**
 Munic/Township:

Last Market Sale Information:

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

1st Mtg Amount/Type: **/**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller:

Owner Information:

Owner Name: **KUNKE ROBERT/KUNKE NICOLE**
 Mailing Address: **1360 RAFAEL ST N**
 City: **SALEM**
 State: **OR**
 Zip: **97303-6241**

Carrier Route: **C013**

Owner Transfer Information:

Sale Date: **05/04/1982**
 Recording Date:
 Sale Price:

Deed Type: **DEED (REG)**
 Deed Doc #: **283-871**
 Vesting Codes: **/ /**

Property Characteristics:

Living Area:
 Total Rooms:
 Bedrooms:
 Bath (F/H): **/**
 Year Built / Eff: **/**
 Fireplace:
 # of Stories:

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

Quality:

Site Information:

Land Use:	SFR	Acres:	0.34
Zoning:	RS	Lot Area:	14,810
Site Influence:		Res/Comm Units:	/

Tax Information:

Assessed Value:	\$2,500	Property Tax:	\$29.61
Land Value:	\$2,500	Tax Area:	92420220
Improvement Value:		Tax Exemption:	
Total Taxable Value:		Improvement %:	

Foreclosure Activity Report

For Property Located At



1360 RAFAEL ST N, SALEM, OR 97303-6241

Record #: 6

Most Recent Foreclosure Transaction:

Foreclosure Doc Type:	NOTICE OF DEFAULT	Foreclosure Stage:	AUCTION
Recording Date:	04/07/2025	Filing Date:	04/03/2025
Foreclosure Doc #:	9776	Recording Book/Page:	/

Borrower 1: KUNKE ROBERT & NICOLE
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name:	NATHAN F SMITH	Trustee Phone #:	(949) 252-8300
Trustee Address:	17100 GILLETTE AVE	Trustee Sale Order #:	OR05000006-25
City:	IRVINE	Trustee Sale Order Ext:	1
State:	CA		
Zip:	92614		

Auction Date:	08/20/2025	Judgement Amount:	\$528,571
Auction Time:	9:00		
Auction Address:	100 HIGH ST NE		
City:	SALEM		

Default Mortgage Information:

Mtg Amt/Type:	\$548,250 /	Default Amt:	
Mtg Recording Date:	08/20/2021	Default Date:	
Mtg Doc #:	49588	1 st Missed Pymt Date:	
Mtg Book/Page:	4529-000411	Lender Phone #:	
Lender:	083841	Vesting Codes:	/ / TY
Lender Address:		Title Company:	
City:			
State:			
Zip:			

Location Information:

Legal Description:	RIVERVIEW NORTH LOT 3 BLK 1.	APN:	559055
County:	MARION, OR	Map Reference:	/ 7-3W-03-NW-SW
Subdivision:	RIVERVIEW NORTH	Township-Range-Sect:	07-3W-03
Legal Lot:	3	Munic/Township:	
Legal Block:	1		

Last Market Sale Information:

Sale Date:	07/18/2019	1 st Mtg Amount/Type:	\$484,350 / CONV
Recording Date:	07/22/2019	1 st Mtg Int. Rate/Type:	/
Sale Price:	\$650,000	2 nd Mtg Amount/Type:	\$100,550 / CONV
Sale Type:		2 nd Mtg Int. Rate/Type:	/
Deed Type:	WARRANTY DEED	Seller:	BAUER T G & S A JOINT TRUST

Deed Doc #: 4221-353

Owner Information:

Owner Name: **KUNKE ROBERT/KUNKE NICOLE**
Mailing Address: **1360 RAFAEL ST N**
City: **SALEM**
State: **OR** Carrier Route: **C013**
Zip: **97303-6241**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **2,778** Parking Type: **ATTACHED GARAGE**
Total Rooms: Garage Area: **576**
Bedrooms: **4** Garage Capacity:
Bath (F/H): **2 / 1** Parking Spaces:
Year Built / Eff: **1976 / 2004** Pool:
Fireplace: **1** Pool Area:
of Stories: **1** Style:
Quality:

Site Information:

Land Use: **SFR** Acres: **0.21**
Zoning: **RS** Lot Area: **9,148**
Site Influence: Res/Comm Units: **/**

Tax Information:

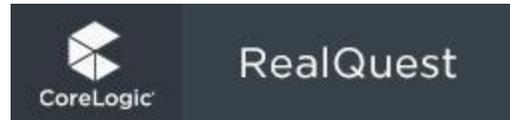
Assessed Value: **\$876,620** Property Tax: **\$8,541.58**
Land Value: **\$393,000** Tax Area: **92420220**
Improvement Value: **\$483,620** Tax Exemption:
Total Taxable Value: Improvement %: **55%**

Foreclosure Activity Report

For Property Located At

2565 LEE ST SE, SALEM, OR 97301-5059

Record #: 7



Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **04/07/2025**
 Foreclosure Doc #: **9784**

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

Borrower 1: **OLIVER CRYSTAL**
 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-25-1011418**
 City: **SAN DIEGO** Trustee Sale Order Ext: **SW**
 State: **CA**
 Zip: **92108**

Auction Date: **08/20/2025**
 Auction Time: **9:00** Judgement Amount: **\$326,602**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Default Mortgage Information:

Mtg Amt/Type: **\$354,446 /**
 Mtg Recording Date: **05/04/2020**
 Mtg Doc #: **22831**
 Mtg Book/Page: **4329-000449**
 Lender: **PLANET HM LNDG LLC**
 Lender Address:
 City:
 State:
 Zip:

Default Amt:
 Default Date:
 1st Missed Pymt Date: **11/01/2024**
 Lender Phone #:
 Vesting Codes: **//**
 Title Company:

Location Information:

Legal Description: **SIMPSONS ADDITION AMENDED PLAN BLOCK D, LOT 14**
 County: **MARION, OR** APN: **347036**
 Subdivision: **SIMPSONS ADD** Map Reference: **/ 7-3W-26-SE-SE**
 Legal Lot: **14** Township-Range-Sect: **07-3W-26**
 Legal Block: **D** Munic/Township:

Last Market Sale Information:

Sale Date: **12/27/2018** 1st Mtg Amount/Type: **\$353,479 / FHA**
 Recording Date: **01/04/2019** 1st Mtg Int. Rate/Type: **/**
 Sale Price: **\$360,000** 2nd Mtg Amount/Type: **/**
 Sale Type: 2nd Mtg Int. Rate/Type: **/**
 Deed Type: **WARRANTY DEED** Seller: **DMH PROPERTY MANAGEMENT LLC**
 Deed Doc #: **4155-404**

Owner Information:

Owner Name: **OLIVER CRYSTAL**
 Mailing Address: **10640 SW GARDEN PARK PL**
 City: **PORTLAND**
 State: **OR** Carrier Route: **C024**
 Zip: **97223-3832**

Owner Transfer Information:

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

Property Characteristics:

Living Area: **2,400** Parking Type: **ATTACHED GARAGE**
 Total Rooms: Garage Area: **572**
 Bedrooms: **6** Garage Capacity:
 Bath (F/H): **4 /** Parking Spaces:
 Year Built / Eff: **2015 / 2015** Pool:
 Fireplace: Pool Area:

of Stories:
Quality:

Style:

Site Information:

Land Use: **MULTI FAMILY DWELLING**
Zoning: **RM2**
Site Influence:

Acres: **0.14**
Lot Area: **6,098**
Res/Comm Units: **/**

Tax Information:

Assessed Value: **\$644,130**
Land Value: **\$100,000**
Improvement Value: **\$544,130**
Total Taxable Value:

Property Tax: **\$4,687.87**
Tax Area: **92401000**
Tax Exemption:
Improvement %: **84%**

Foreclosure Activity Report

For Property Located At



4780 TALISMAN AVE S, SALEM, OR 97302-2346

Record #: 8

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
Recording Date: **04/04/2025**
Foreclosure Doc #: **9626**

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

Borrower 1: **CANON NANCY A**
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-24-997828**
City: **SAN DIEGO** Trustee Sale Order Ext: **BB**
State: **CA**
Zip: **92108**

Auction Date: **08/20/2025**
Auction Time: **9:00** Judgement Amount:
Auction Address: **100 HIGH ST NE**
City: **SALEM**

Default Mortgage Information:

Mtg Amt/Type: **\$181,500 /**
Mtg Recording Date: **05/17/2010**
Mtg Doc #:
Mtg Book/Page: **3176-000401**
Lender: **BANK OF AMERICA NA**
Lender Address:
City:
State:
Zip:

Default Amt:
Default Date:
1st Missed Pymt Date: **05/01/2024**
Lender Phone #:
Vesting Codes: **/ / JT**
Title Company:

Location Information:

Legal Description: **SUNNYRIDGE HEIGHTS NO 7, BLOCK 24, ACRES 0.171**
County: **MARION, OR** APN: **593094**
Subdivision: **SUNNYRIDGE HEIGHTS 07** Map Reference: **/ 8-3W-09-SW-NE**
Legal Lot: Township-Range-Sect: **08-3W-09**
Legal Block: **24** Munic/Township:

Last Market Sale Information:

Sale Date: **07/06/2006** 1st Mtg Amount/Type: **\$183,300 / CONV**
Recording Date: **07/10/2006** 1st Mtg Int. Rate/Type: **/**
Sale Price: **\$256,500** 2nd Mtg Amount/Type: **/**
Sale Type: 2nd Mtg Int. Rate/Type: **/**

Deed Type: **WARRANTY DEED** Seller: **MARTIN CHARLES F & GRACE I**

Deed Doc #: 2674-237

Owner Information:

Owner Name: **CANON PROPERTIES LLC**
Mailing Address: **1204 22ND ST SE**
City: **SALEM**
State: **OR**
Zip: **97302-1211**

Carrier Route: **C014**

Owner Transfer Information:

Sale Date: **07/02/2010**

Deed Type: **BARGAIN & SALE DEED**

Recording Date: **07/02/2010**

Deed Doc #: 3192-258

Sale Price:

Vesting Codes: **/ / CO**

Property Characteristics:

Living Area: **3,132**
Total Rooms:
Bedrooms: **6**
Bath (F/H): **4 /**
Year Built / Eff: **1978 / 1978**
Fireplace: **2**
of Stories: **1**
Quality:

Parking Type: **ATTACHED GARAGE**
Garage Area: **357**
Garage Capacity:
Parking Spaces:
Pool:
Pool Area:
Style:

Site Information:

Land Use: **MULTI FAMILY DWELLING**
Zoning: **RM2**
Site Influence:

Acres: **0.17**
Lot Area: **7,405**
Res/Comm Units: **/**

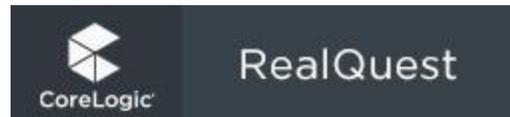
Tax Information:

Assessed Value: **\$508,940**
Land Value: **\$175,000**
Improvement Value: **\$333,940**
Total Taxable Value:

Property Tax: **\$5,688.64**
Tax Area: **92401000**
Tax Exemption:
Improvement %: **66%**

Foreclosure Activity Report

For Property Located At



4718 CASTLE DR NE, SALEM, OR 97301-3112

Record #: **9**

Most Recent Foreclosure Transaction:

Foreclosure Doc Type: **NOTICE OF DEFAULT**
 Recording Date: **04/09/2025**
 Foreclosure Doc #: **10250**

Foreclosure Stage: **AUCTION**
 Filing Date: **04/08/2025**
 Recording Book/Page: **/**

Borrower 1: **MAYA-HUGHES QUENTIN D**
 Borrower 2:
 Borrower 3:
 Borrower 4:

Trustee Name: **ZBS LAW LLP**
 Trustee Address: **5 CENTERPOINTE DR STE 400**
 City: **LAKE OSWEGO**
 State: **OR**
 Zip: **97035**

Trustee Phone #: **(503) 946-6558**
 Trustee Sale Order #: **25-73010**
 Trustee Sale Order Ext:

Auction Date: **08/22/2025**
 Auction Time: **11:00**
 Auction Address: **100 HIGH ST NE**
 City: **SALEM**

Judgement Amount: **\$356,791**

Default Mortgage Information:

Mtg Amt/Type: **\$350,000 /**
 Mtg Recording Date: **10/18/2021**
 Mtg Doc #: **61005**
 Mtg Book/Page: **4552-000328**
 Lender: **SHELLPOINT MTG SVCNG**
 Lender Address:
 City:
 State:
 Zip:

Default Amt:
 Default Date:
 1st Missed Pymt Date: **10/01/2023**
 Lender Phone #:
 Vesting Codes: **//**
 Title Company:

Location Information:

Legal Description: **ROYALOAK ESTATES NO 2, BLOCK 11, LOT 1, ACRES 0.16**
 County: **MARION, OR**
 Subdivision: **ROYALOAK ESTATES**
 Legal Lot: **1**
 Legal Block: **11**

APN: **588744**
 Map Reference: **/ 7-2W-20-SW-NW**
 Township-Range-Sect: **07-2W-20**
 Munic/Township:

Last Market Sale Information:

Sale Date: **10/15/2021**
 Recording Date: **10/18/2021**
 Sale Price: **\$350,000**
 Sale Type:
 Deed Type: **WARRANTY DEED**
 Deed Doc #: **4552-327**

1st Mtg Amount/Type: **\$350,000 / VA**
 1st Mtg Int. Rate/Type: **/**
 2nd Mtg Amount/Type: **/**
 2nd Mtg Int. Rate/Type: **/**
 Seller: **VALLEE GEOFFREY G**

Owner Information:

Owner Name: **MAYA-HUGHES QUENTIN DAKOTA**
 Mailing Address: **4718 CASTLE DR NE**
 City: **SALEM**
 State: **OR**
 Zip: **97301-3112**

Carrier Route: **C021**

Owner Transfer Information:

Sale Date:
 Recording Date:
 Sale Price:

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

Property Characteristics:

Living Area: **1,066**
 Total Rooms:
 Bedrooms: **3**
 Bath (F/H): **1 /**
 Year Built / Eff: **1976 / 1997**
 Fireplace: **1**

Parking Type: **ATT GARG/
UNF**
 Garage Area: **475**
 Garage Capacity:
 Parking Spaces:
 Pool:
 Pool Area:

of Stories: 1
Quality:

Style:

Site Information:

Land Use: SFR
Zoning: RS
Site Influence:

Acres: 0.16
Lot Area: 6,970
Res/Comm Units: /

Tax Information:

Assessed Value: \$329,580
Land Value: \$123,000
Improvement Value: \$206,580
Total Taxable Value:

Property Tax: \$3,113.01
Tax Area: 92401003
Tax Exemption:
Improvement %: 63%