

Foreclosure List 2018-01

March 21, 2018



Portland City Auditor



City Foreclosure of Vacant and Distressed Properties

- Focused effort to resolve nuisance properties around the City
- Foreclosure is a legal procedure to repossess a property due to unpaid liens
 - Code Enforcement (penalties)
 - Nuisance Abatement (actual costs)
- Used as a last resort

Foreclosure Responsibilities

Development Services: identifies and recommends high priority properties to the Auditor's Office for foreclosure

Auditor's Office: reviews case files, determines which properties to submit to Council for foreclosure vote, submits lists to Council

Treasurer: conducts the foreclosure sale

City Attorney: identifies barriers to foreclosure and advises on related legal matters

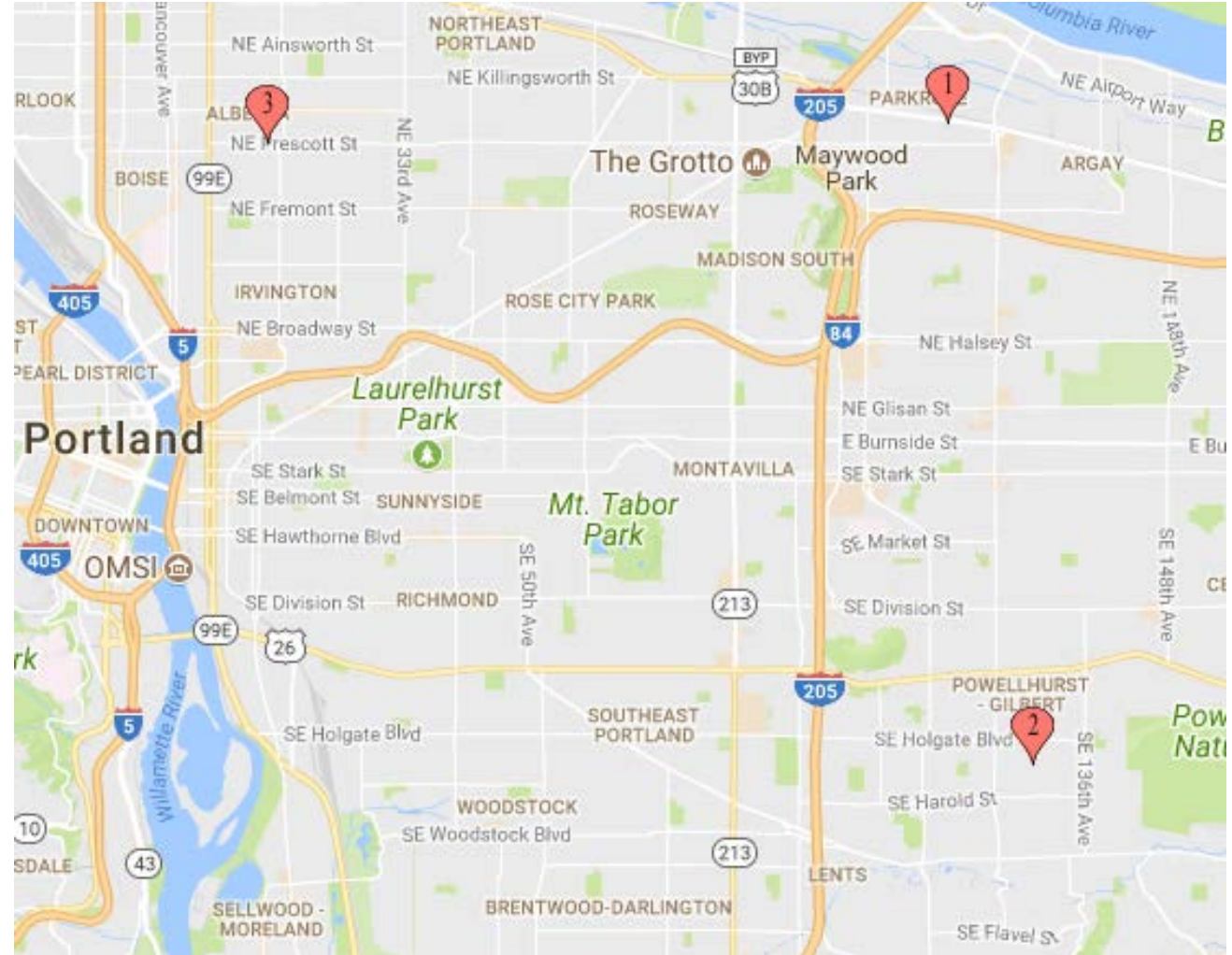
The foreclosure process is working

Vacant and Distressed Properties foreclosure effort began in 2016

- 65 properties proposed for foreclosure by BDS
- 13 brought to Council for vote
- 37 have paid in full
- \$1.6M collected
- Foreclosure activity has spurred resolution on many properties

Properties Recommended for City Foreclosure

- Three properties
- 15 liens
- \$192,730 owed
- Two Extremely Distressed Properties Enforcement Program (EDPEP) cases and one distressed property with chronic property maintenance violations



11343 NE Wygant St.

- Four liens
- Liens placed between 2015 - 2017
- Total amount owed: \$19,352 (as of February 28, 2018)
- Property is in default and slated for foreclosure by financial institution



11343 NE Wygant St.

- Vacant; attractant for squatters, garbage accumulation and debris
- Development Services has abated exterior yard nuisance issues twice
- 10 calls for police service since May 2015
- Currently boarded and secure by Police and Development Services. Trespassers frequently breach board ups.



4918 SE 128th St.

- Five liens
- Liens placed between January 2008 and July 2013
- Total amount owed: \$130,521 (as of February 28, 2018)



4918 SE 128th Ave.

- Multiple violations cited, including Fire/Life/Safety and Health/Sanitation
- Reports of squatters using property
- Open trench and collapsed cellar creating hazards for neighbors' property
- Attempts to rehabilitate the property have been abandoned
- Property has been uninhabitable for over five years
- Currently vacant and boarded



4406 NE 13th Ave.

- Six liens
- Assessed liens from November 2013 to November 2017
- Total amount owed on liens: \$42,857 (as of March 3, 2018)



4406 NE 13th Ave.

- One of owners' six properties with violations
- Multiple Fire/Life/Safety violations
- Building declared derelict with structural failure
- Attractant for squatters, garbage dumping
- Vacant since 2000
- Ten nuisance abatements performed by the City



Next Steps for these Properties

- Council vote on whether to foreclose
- Auditor's Office transfers responsibility to Treasurer to conduct the foreclosure sale
- Property owner can pay amount owed up to the sale date
- After the sale is conducted, the current owner has a one year redemption period