

# Foreclosure List 2024-02

## June 5, 2024



**Revenue Division**

# Foreclosure Candidates

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Referred by BDS

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Vacant & Distressed

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Owners not engaged

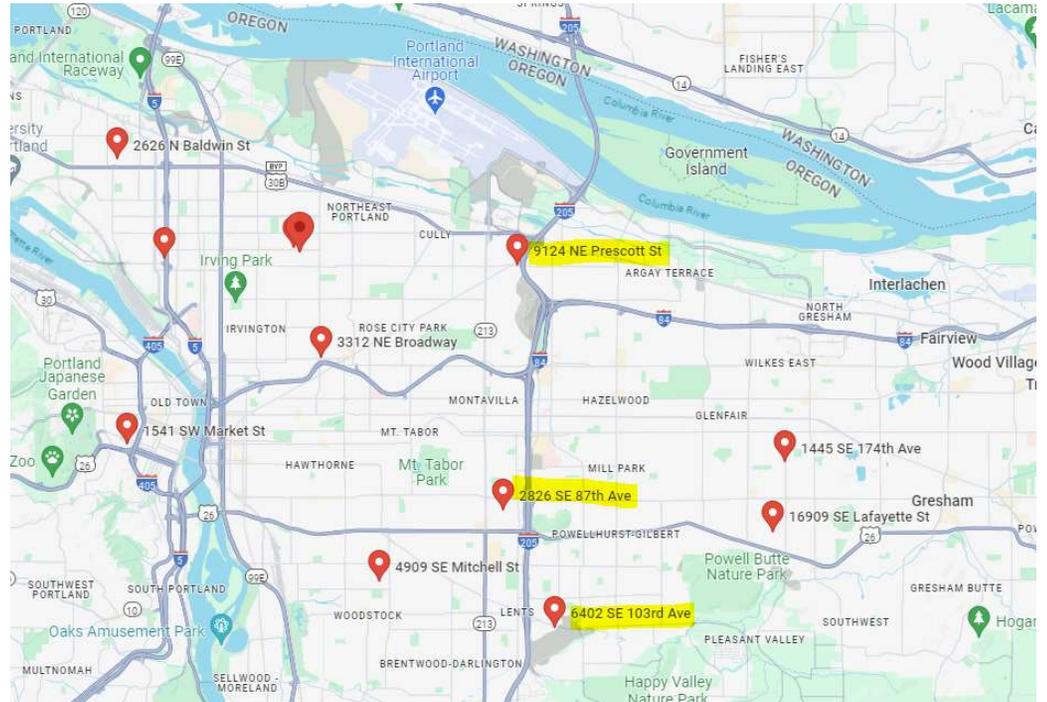
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# Opportunities for Owners to Avoid, Reduce and Pay Liens

- Lien Reduction Review Program (BDS)
- Waivers (BDS)
- Catch Up Payment Plan Agreement
- Hardship Payment Plan Agreement
- Agreement for resolution

# Properties Recommended for City Foreclosure

- 6 properties
- 26 liens
- \$299,654.82 is the total amount owed on all liens. (As of May 17, 2024)
- **3 properties approved on prior Council Foreclosure List 2023-01**
  - **22 liens**
    - **21 liens when approved plus 1 new violation**
    - **\$486,502.71 owed as of May 17, 2024**



# Property Characteristics – Use, Delinquency Period and 2020 Census Race and Ethnicity Data

Property ID	Site Address	Days late of oldest lien as of May 17, 2024	Census 2020: Race and Ethnicity in Oregon by Dot Density by address ^
R263172	3312 NE Broadway	9 months and 29 days	Vacant
R166324	2626 N Baldwin St	1 year, 7 months and 27 days	Vacant
R155474	2734 - 2738 NE Alberta St	1 year, 2 months and 27 days	White, not Hispanic or Latino
R258694	1445 SE 174th Ave	6 years, 7 months and 14 days	White, not Hispanic or Latino
R210494	4611 N Minnesota Ave	2 years, 6 months and 28 days	Vacant
R313729	4909 SE Mitchell St	29 years, 2 months and 15 days	Vacant
R261715	9124 NE Prescott St *	9 years, 3 months and 16 days	Vacant
R335566	6402 SE 103rd Ave *	1 year, 8 months and 28 days	Vacant
R193399	2826 SE 87th Ave *	26 years, 1 month and 12 days	Vacant

^ Population Research Center – Portland State University  
 Census Data for Oregon, Mapping Race & Ethnicity with dot Density  
 This data is for resident; not ownership

\* Approved on a prior Council Foreclosure List 2023-01; Ordinance 191465

# 3312 NE Broadway

- **One lien against the property**
- Delinquency range 2023 – current
- Total amount owed: **\$20,021.97** (As of May 17, 2024 )
- Owner: 3300 NE Broadway LLC & Grant Park Parking LLC
- Covered in graffiti
- Open to entry
- Squatter activity
- Trash & debris accumulating at the property
- 2 police calls to this property and 31 calls were made within 200 feet of this property from 2023 - 2024



# 2626 N Baldwin St

- **Two liens against the property**
- Delinquency range 2022 – current
- Total amount owed: **\$4,590.77** (As of May 17, 2024 )
- Owner: Randy Butler, Richard Butler and Florence Butler
- Owners are presumed to be deceased
- Squatter activity / Unauthorized entry
- Trash and debris on property
- 5 police calls to this property also 5 calls were made within 200 feet of this property from 2022 - 2024



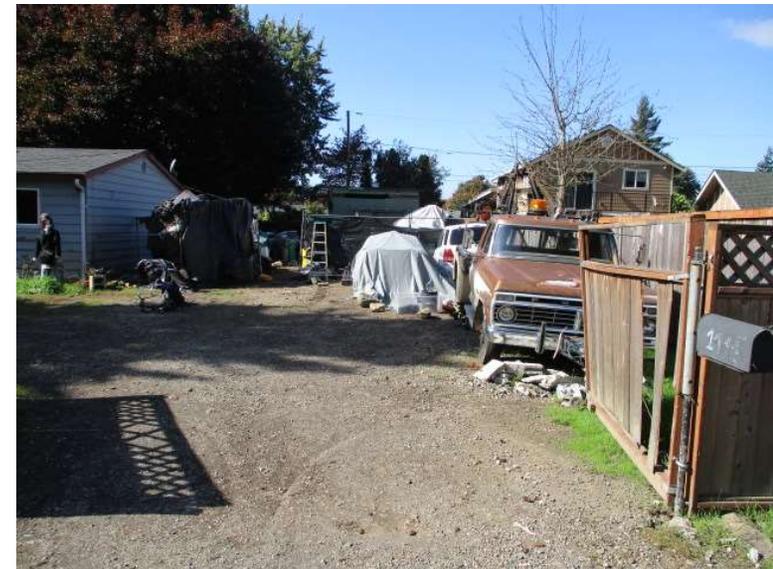
# 2734 -2738 NE Alberta St

- **Three liens**
- Delinquency range 2023 – current
- Total amount owed: **\$53,303.38** (As of May 17,2024 )
- Owner: Erzsebet Eppley
- Open Dangerous Building Case
- Extensive roof damage
- Squatter activity
- Bricks are falling off the building
- 1 police call to this property and 60 calls were made within 200 feet of this property from 2023 - 2024



# 1445 SE 174<sup>th</sup> Ave

- **Five liens**
- Delinquency range 2017 – current
- Total amount owed: **\$57,199.70** (As of May 17, 2024)
- Owner: Estate of Fred & Viola Graf
- Trash and debris on site
- Unpermitted construction of an accessory building
- Reports of salvage and car business on site
- Inoperable vehicles parked on site
- 29 police calls to this property and 33 calls were made within 200 feet of this property from 2017 - 2024.



# 4611 N Minnesota Ave

- **Three liens**
- Delinquency range 2021 – current
- Total amount owed: **\$29,185.35**  
(As of May 17, 2024 )
- Owner: Max Sass
- Property damaged by fire
- Roof damage
- Trash and debris on the property
- House and garage open to entry
- No police calls



# 4909 SE Mitchell St

- **Twelve liens**
- Delinquency range 1995 – current
- Total amount owed: **\$135,353.65** (As of May 17, 2024 )
- Owner: Estate of Isabel Marie York
- Property was demolished
- Trash and debris at property
- 11 police call to this property and 74 calls were made within 200 feet of this property from 2012 - 2024



## Next Steps in the City's Foreclosure Process

