

Report to City Council Foreclosure List 2016-01 June 15, 2016

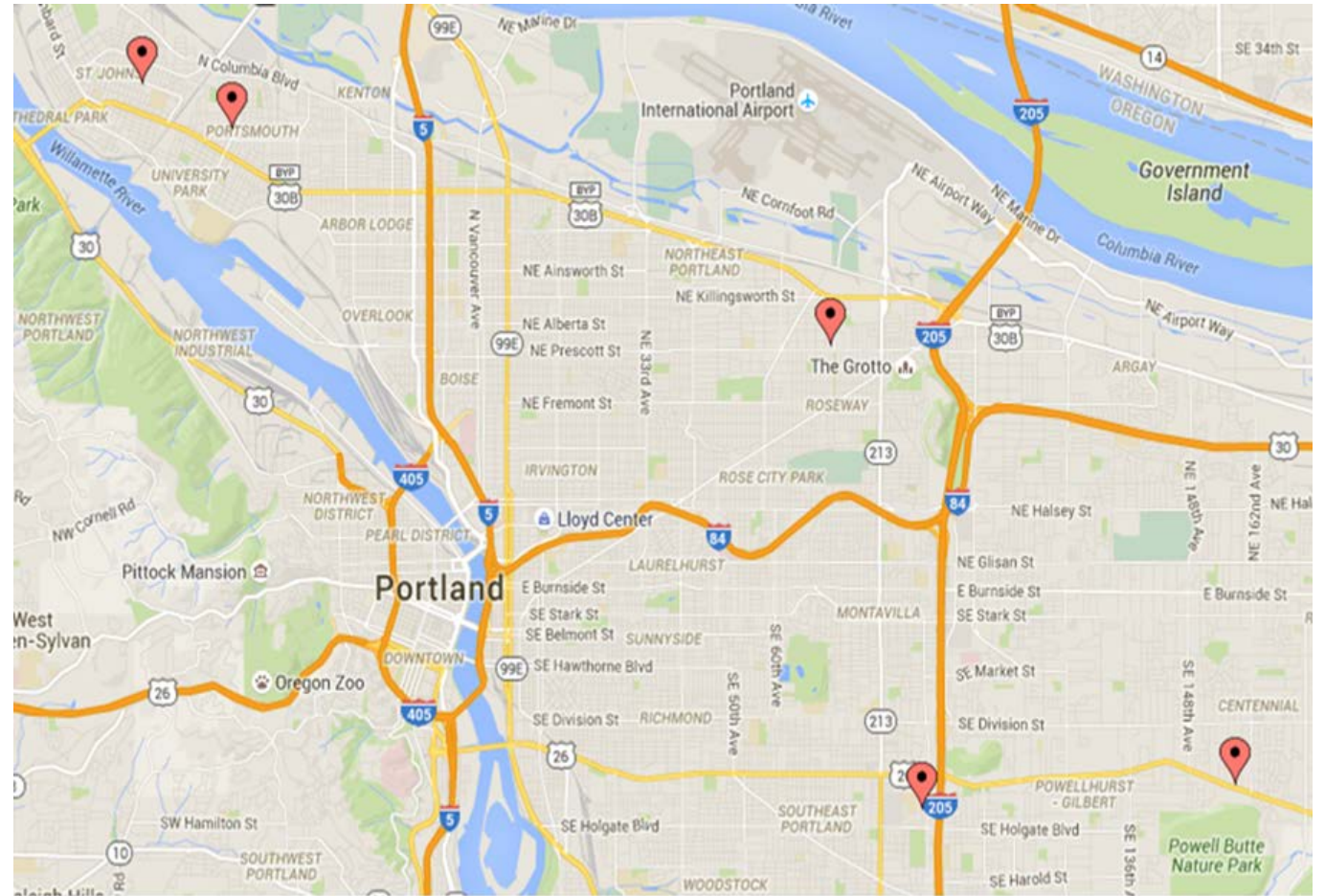
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Properties Recommended for City Foreclosure

- Extremely Distressed Properties Enforcement Program (EDPEP) cases
- Five properties
- 37 liens
- \$378,291 owed



7101 NE Prescott St

- Eight liens
- Dates of delinquency range from December 2012 to June 2015
- Total amount owed on liens: \$99,179 (as of June 6, 2016)
- Ownership: David Tift, LLC was on record as legal owner with Multnomah County at the time of foreclosure list preparation. There has apparently been a recent ownership change to Federal National Mortgage Association.



7101 NE Prescott St

- Property Maintenance violations cited in 2012
- 74 violations cited; 25 Fire/Life/Safety violations & 7 Health/Sanitation violations
- Illegal scrap metal operation being conducted at property
- Illegally occupied structure without electrical, water, or garbage service
- Vacate Order granted by City Code Hearings Officer



7101 NE Prescott St

Property remains an attractive nuisance in current condition

City Nuisance Abatements and re-securing of property:

2013 – 1

2014 – 5

2015 – 2

2016 – 1 pending



4112-4118 SE 91st Ave

- Eight liens
- Dates of delinquency range from June 2011 to March 2016
- Total amount owed on liens: \$105,583 (as of June 6, 2016)
- Ownership: Trong Nguyen, Trang Nguyen and Van Tran. May be bank involvement or ownership, but no records were found.



4112-4118 SE 91st Ave

- Property Maintenance violations cited in 2010
- 63 violations cited; 17 Fire/Life/Safety violations & 8 Health/Sanitation violations
- Sporadic contact from Property Preservation Companies since 2012
- Vacate Order granted by City Code Hearings Officer and property deemed an attractive nuisance



4112-4118 SE 91st Ave

Heavy transient activity and City security board-ups repeatedly breached.

City Nuisance Abatements and re-securing of property:

2012 – 1

2014 – 1

2015 – 2



15803 SE Powell Blvd

- Eight liens
- Dates of delinquency range from December 2009 to June 2014
- Total amount owed on liens: \$96,241 (as of June 6, 2016)
- Ownership: US National Bank Association foreclosed on February 1, 2016, but the property title has not yet been conveyed and may have been sold to another servicing company. The owner on record with Multnomah County is Trevor Brown.



15803 SE Powell Blvd

- Property Maintenance violations cited in 2009
- 34 violations cited; 13 Fire/Life/Safety violations & 8 Health/Sanitation violations
- Vacate Order granted by City Code Hearings Officer
- City vacated 9 individuals from home and RVs with no water service and no garbage service.



15803 SE Powell Blvd

Ongoing trespassing on the property.

Contact with contractor for bank in 2011 and property preservation company per posted notice at the property in 2013.

City Nuisance Abatements and re-securing of property:

2011 – 2

2012 - 1

2014 – 1

2016 – 1 pending



8515-8517 N Portsmouth Ave

- 12 liens
- Dates of delinquency range from July 2009 to February 2016
- Total amount owed on liens: \$66,060 (as of June 6, 2016)
- Ownership: Norman Tung Yee



8515-8517 N Portsmouth Ave

- 18 complaint cases at the property since 1992
- One current active violation case at property
- Violations range from exterior yard maintenance to exterior conditions of vacant structure
- Six nuisance abatements completed at property since 2011



8515-8517 N Portsmouth Ave

Property owner entered into Stipulated Agreement in 2012 through a Code Hearing and agreed to monitor property each 30 days otherwise additional penalties would be assessed.

Stipulated Agreement has not been followed and BDS has completed four nuisance abatements since 2012.

Abatements include clearing obstructions of public sidewalk and securing the home against unlawful entry



9120 N Tioga Ave

- One lien
- Date of delinquency was January 2014
- Total amount owed on lien: \$11,228 (as of June 6, 2016)
- Ownership: Norman Tung Yee



9120 N Tioga Ave

- 10 complaint cases at the property since 1994
- Two current active violation cases at property
- Violations range from exterior yard maintenance to exterior conditions of vacant structure
- Current violation includes hole in roof, exceling the rate of deterioration of structure



Next Steps for these Properties

- Council vote on whether to foreclose
- Per Chapter 5.30, Auditor's Office transfers responsibility to Treasurer for conduct of 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

Next Steps for Foreclosure on Other Properties

The Auditor's Office, Development Services, and the Treasurer are meeting weekly to:

- Prioritize properties for foreclosure
- Share information, ensure communication about properties
- Troubleshoot
- Monitor workload

Future foreclosure lists will be prepared for Council as files are completed and a sufficient number of unresolved cases are available