

# **Foreclosure List 2016-02**

## **September 21, 2016**

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# The foreclosure process is working

***From the first set of five properties  
(June 2016)***

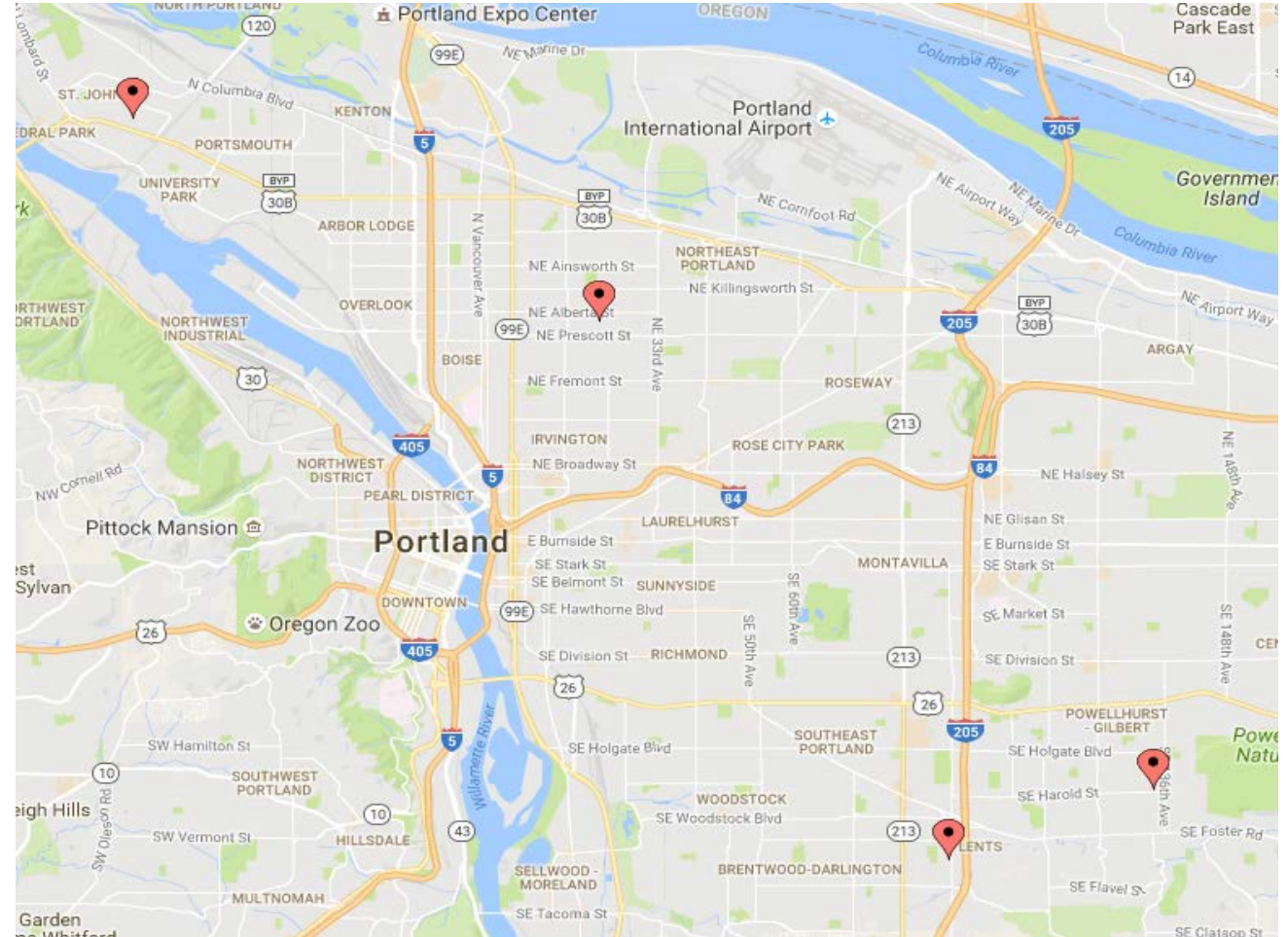
- Two properties have sold and all liens were paid off
- Foreclosure vote has lead to activity on other properties that may point toward eventual sale and rehabilitation of properties

***From the second set of seven properties  
(September 2016, four remain on list)***

- Increased pressure via notification from pending foreclosure action
- Removed three properties from list prior to Council vote due to pay off or demolition of distressed house

# Properties Recommended for City Foreclosure

- Two Extremely Distressed Properties Enforcement Program (EDPEP) cases and two distressed properties with ongoing/chronic property maintenance violations
- Four properties
- 23 liens
- \$204,662 owed



# 13409 SE Harold St.

- Four liens
- Dates of delinquency range from August 2014 to March 2016
- Total amount owed on liens: \$31,385 (as of September 13, 2016)
- Ownership: Xue Lin is on record as legal owner with Multnomah County at the time of foreclosure list preparation





# 13409 SE Harold St

- 28 Fire/Life/Safety violations and Health/Sanitation violations
- Illegally occupied structure without electrical, water, or garbage service
- Vacate Order granted by City Code Hearings Officer
- 71 calls for police service since June 2014
- Property is currently boarded and secure



# 6914 SE 91<sup>st</sup> Ave.

- Eight liens
- Dates of delinquency range from February 2013 to June 2015
- Total amount owed on liens: \$58,448 (as of September 13, 2016)
- Ownership: Bee Sangsida is on record as legal owner with Multnomah County at the time of foreclosure list preparation
- Current posting for Trustee's Notice of Sale on door





# 6914 SE 91<sup>st</sup> Ave.

- Property is across the street from Kelly Elementary School
- 11 violations cited, including Fire/Life/Safety and Health/Sanitation violations
- Property used by tenants, then squatters without water, garbage and electrical service
- Fire occurred at the property
- Heavy transient activity and City security board-ups repeatedly breached
- Vacate Order granted by City Code Hearings Officer in 2013
- 18 calls for police service





# 8516 N Calhoun Ave.

- Four liens
- Dates of delinquency range from February 2013 to May 2016
- Total amount owed on liens: \$38,980 (as of September 13, 2016)
- Ownership: Norman Yee is on record as legal owner with Multnomah County at the time of foreclosure list preparation





# 8516 N Calhoun Ave.

- 10 violations cited including Health/Sanitation violations and a collapsing roof and chimney (chimney eventually failed and collapsed)
- Two nuisances abated by the City during this time
- Property has been unoccupied for over 15 years
- Structure is currently barely visible through vegetation
- Recently cited as a derelict structure





# 4725 NE 22<sup>nd</sup> Ave.

- Seven liens
- Dates of delinquency range from September 2009 to May 2016
- Total amount owed on liens: \$75,850 (as of September 13, 2016)
- Ownership: Norman Yee is on record as legal owner with Multnomah County at the time of foreclosure list preparation





# 4725 NE 22<sup>nd</sup> Ave.

- 18 violations, including Fire/Life/Safety
- 14 neighbor complaints on adverse impacts, including rodents, human waste and garbage
- Detached garage roof in a state of failure
- Property is almost completely engulfed in vegetation
- Four nuisance abatements performed by the City



# 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