



CITY OF PORTLAND

BUDGET & FINANCE

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Foreclosure Recommendation Report

The Office of Budget & Finance recommends foreclosure on **1042-1048 SE 151st Ave** for delinquent City Liens. The lien accounts meet delinquency requirements for foreclosure and no mitigating factors were discovered that would prevent foreclosure or indicate that an adjustment of the lien amount is in order.

Summary Information

Site Address: 1042-1048 SE 151st Ave

Recorded Property Owner: Deutsche Bank National Trust Co

Property ID: R225402

Lien Account Numbers: 155159, 156403, 160464, 164500 and 171779

Type of Liens: Code Enforcement and Nuisance

Use of Property: Residential Improved

Amount of Delinquent Liens: \$160,363.07

Payoff Amount Recommended: \$160,363.07

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Portland Permitting & Development and identified as priority for foreclosure. Portland Permitting & Development and in some instances the Portland Police Bureau have expressed concerns that these properties are nuisances to the neighborhoods where they are located. In many instances, the Police Bureau is called to disturbances at these properties frequently. Neighbors complain that many of these properties are inhabited by unlawful occupants and there are commonly drug activities taking place, which jeopardizes the public health, safety, and welfare of the neighborhood.

Many of these properties are investment properties owned by financial institutions or absent owners who have no vested interest in the neighborhood effects such distressed properties have on the community. They are demonstrated hazards and magnets for crime. For these reasons, the Office of Budget & Finance recommendation is for these distressed and egregious properties are concise and generally maintain the amount owed as is with no recommended reduction in lien amount, except in cases where mitigating circumstances point toward improved property owner compliance with a reduced lien amount.

Lien Details

Liens No.	Assessment Date	Lien Type	Balance
155159	5/18/2014	Code Enforcement	\$59,294.77
156403	1/10/2015	Nuisance	\$2,227.23
160464	3/10/2017	Nuisance	\$24,327.96
164500	3/1/2018	Code Enforcement	\$72,937.85
171779	1/10/2020	Nuisance	\$1,575.26
Total amount due as of September 25, 2024			\$160,363.07

Please note the balance will be recalculated on the sale date.

Property Summary

This property had a fire at it back in 2018, which left extensive roof damage. The property has complaints for excessive rodents at the house due to excessive trash and debris being left at the property. Previously there were squatters at the property living in a parked RV. The squatters were believed to be using drugs at the property, neighbors have complained about finding drug needles on and near the property.

Police Involvement

Between June 11, 2014, and September 9, 2024, there was 134 calls for service at this address. The majority of the calls are for disorder and crime. Outside of the listed address there were 71 calls made within 200 feet of this property.

Evaluation Criteria

City Code 5.3.060 states that “the Revenue Division may evaluate individual delinquent open liens to develop recommendations on revising the payment amount of the lien and the payment terms.

Criteria (City Code 5.30.060)	Yes	No	Unknown
Property owner has committed prior City Code violations or has a delinquent account		✓	
Property owner has taken steps to correct violation or resolve any delinquency		✓	
Property owner’s financial condition allows to resolve the problem			✓
Violation of high gravity and magnitude	✓		
Violation was intentional or negligent caused by the property owner	✓		
Violation was repeated or continuous	✓		
High degree of difficulty to correct the violation or delinquency	✓		
Economic or financial benefit accrued to property owner as a result of the violation			✓
Property owner is cooperative and making an effort to correct the violation		✓	
Cost to the City to investigate and correct the violation	✓		
Any other relevant factor	✓		

Communication between the Owner and the Liens Team

The bank foreclosed on this property earlier this year. I have been unsuccessful contacting someone from the bank over the phone. There are two required Notice of Foreclosure letters that have to be mailed to the property owner and parties with interest in the property. These letters were sent between 8/26/2024 - 9/30/2024.