



[Home](#) / [Portland City Council](#) / [Council Documents](#) / [Ordinance](#)

192030

Ordinance

Initiate foreclosure action on 4121 NE Grand Ave for the collection of delinquent City Liens placed against the property

Passed

The City of Portland ordains.

Section 1. The Council finds:

1. Portland Administrative Rule ADM-14.10 establishes a process for foreclosing delinquent liens on properties. The foreclosure process is generally used as a last resort, after repeated code violation fines and liens have gone unpaid.
2. Portland Administrative Rule ADM-14.10 section 5.30.100 requires the Revenue Division, Office of Budget & Finance to prepare a proposed foreclosure list and submit the list to the City Council for action.
3. In November 2024, Portland Permitting and Development submitted properties it identified as priority Vacant and Distressed Properties to the Office of Budget and Finance, Revenue Division for foreclosure consideration. After review and analysis of the cases, this property qualified to be added to the foreclosure list and is being submitted to Council based on their potential to help solve public health, safety, or welfare objectives, pursuant of Portland Administrative Rule ADM-14.10 section 5.30.100. Additional consideration was given to the number of abatements, whether the property owner had multiple delinquencies and the negative impact the property was causing to the neighborhood.
4. The Office of Budget and Finance mailed notices to the property owners and mortgagees, by certified mail with return receipts required, of pending foreclosure action on the property between January 8, 2025, and February 25, 2025, as required by Portland Administrative Rule ADM-14.10 section 5.30.050 (D).

NOW, THEREFORE, the Council directs:

- A. The City Council approves Foreclosure List 2025-01, as attached as Exhibit A, and directs the City Treasurer to begin foreclosure proceedings to sell the following property:

Document number

2025-065

Introduced by

[Mayor Keith Wilson](#)

City department

[Revenue Division](#)

Contact

Kevin Foster

Foreclosure Prevention
Manager (Coordinator III)

✉ kevin.foster@portlandoregon.gov

Include property address in the subject line of emails.

☎ [503-823-5186](tel:503-823-5186)

Monday - Friday 7:30am - 4:30pm

Agenda Type

Regular

Date and Time Information

Meeting Date

March 19, 2025

1. 4121 NE Grand Ave, Geza Development, owner of record. Tax no. R497302190.

B. The City Council accepts the Foreclosure Reports, attached as Exhibit B.

C. Pursuant to Portland Administrative Rule ADM-14.10 section 5.30.210, the owner or any person having an interest in the property, or their legal representative, may redeem the property by paying the redemption price to the City Treasurer at any time within 90 days from the date of the foreclosure sale.

Exhibits and Attachments

 [Exhibit A](#) 428.37 KB

 [Exhibit B](#) 443.1 KB

 [Presentation](#) 1.45 MB

 [Testimony](#) 76.33 KB

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council

March 19, 2025

Auditor of the City of Portland

Simone Rede

Impact Statement

Purpose of Proposed Legislation and Background Information

This ordinance begins foreclosure proceedings on this property with delinquent City liens that are eligible for foreclosure under Administrative Rule ADM-14.10. The liens were placed against the property by Portland Permitting and Development for code enforcement, code violations, nuisance abatement or chronic offender violations.

This property comes before Council as part of a coordinated effort by the Mayor's Office, Portland Permitting and Development and the Revenue Division to actively pursue remedies, including foreclosure, for vacant and distressed properties. This property has been identified as causing significant problems for neighbors and are the subject of multiple and frequent police calls and numerous enforcement activities.

The Foreclosure Prevention Manager in the Revenue Division has reviewed each case to ensure it meets criteria for foreclosure. The Foreclosure Prevention Manager has also reviewed whether any aggravating or mitigating conditions exist within the case history that would prevent the

City from moving forward with foreclosure or warrant an adjustment of the lien amounts. The property owner and parties of interest have received notification of the pending foreclosure action.

Financial and Budgetary Impacts

Once the City forecloses on this property, proceeds generated by the sale will recover the cost of conducting the sale, the amount owed on liens, and collection and foreclosure costs for the Revenue Division, the City Treasurer, and Portland Permitting and Development.

Based on the number and amount of the liens, as of February 25, 2025, the amount expected to be recovered is \$19,608.50. Actual cost recovery may differ.

Economic and Real Estate Development Impacts

Not applicable

Community Impacts and Community Involvement

These types of properties present major problems for the neighbors and neighborhoods in the community. Problems include criminal behavior, unlawful occupants, and unsafe and/or unhealthy conditions. Foreclosure is being employed as one of the tools available to the City to resolve vacant and distressed properties and put them back into productive use.

100% Renewable Goal

Not applicable

Financial and Budget Analysis

This action authorizes initiation of foreclosure proceedings on property with delinquent City liens at 4121 NE Grand Ave. Proceeds generated by the sale will recover the cost of conducting the sale, the amount owed on liens, and collection and foreclosure costs for the Revenue Division, the City Treasurer, and the Permitting and Development. The amount expected to be recovered is approximately \$19,608.50.

Document History

Document number: 2025-065

Agenda	Council action
March 5, 2025 Regular Agenda	Passed to second reading Passed to second reading March 19, 2025 at 6:00 p.m.

Agenda	Council action
City Council	
March 19, 2025 Regular Agenda City Council	Passed Aye (12): Avalos, Dunphy, Smith, Kanal, Ryan, Koyama Lane, Morillo, Novick, Clark, Green, Zimmerman, Pirtle-Guiney