Foreclosure List
August 4, 2026

The Team

- **Portland Permitting and Development (PP&D):** recommends properties to the Revenue Division for foreclosure consideration
- **City Attorney:** identifies barriers to foreclosure and advises on legal matters
- **Revenue Division:** reviews delinquent accounts, PP&D and City Attorney recommendations, and determines which properties to submit to Council for foreclosure consideration
- **City Treasurer:** conducts the foreclosure sale

City Foreclosure Program

- Focused effort on vacant and distressed properties
- Minimize the adverse effects caused in the community
- To prompt the owner to bring the property into productive use
- Used as a last resort when all other options have been exhausted

How can owners avoid, reduce, or pay liens?

Lien Reduction Review Program:

- After the case is closed, owners can apply to have their lien balance reviewed.

Waivers:

- Engaged owners are given fee waivers while they work to correct the violations.

Payment Plan Agreements

- Catch Up Plan - payment plans that extend up to 60 months
- Hardship Plan - pay interest and billing charges for a period not to exceed 12mo

Agreement for resolution:

- Collaborate on a reasonable plan to bring resolution

Admin Rule 14.10 Update

- Rule effective as of 6/12/2026
- Section 60
  - Change in name and make-up of committee
  - Updated criteria committee uses for recommending properties to foreclosure
- Section 120
  - Updated terms for the City to purchase property at a foreclosure sale
- Section 175
  - Sales price adjustment for properties not sold at foreclosure sales

Properties removed from the list since 7/21 Committee meeting

- 1625 SE 35th Ave
- 2706 SE 122nd Ave

Properties Recommended for City Foreclosure

12 Properties

34 Liens

Code Enforcement and/or Nuisance Liens

$1,368,392.06

Foreclosure Property Summary

Bold text property is a commercial property

Property Address	District	Number of Liens	Lien Type (s)	Total amount owed
7545 NE Sandy Blvd	3	4	Nuisance & Code Enforcement	$20,495.05
7545 WI/ NE Sandy Blvd	3	2	Nuisance	$9,727,43
6307 N Montana Ave	2	5	System Development Charges, Code Enforcement & Nuisance	$335,481.60
N Columbia Blvd	2	3	Nuisance	$12,754.37
7250 NE Lombard St	2	3	Code Enforcement & Nuisance	$24,255.03
7101 - 7103 SE Division St	3	2	Code Violation & Code Enforcement	$430,219.01
2734 - 2738 NE Alberta St	2	4	Code Enforcement & Code Violation	$105,627.81
4324 SE 65th Ave	3	3	Plumbing Deferral & Nuisance	$37,833.77
6627 SE Woodstock Blvd	3	3	Property Board-Up & Nuisance	$5,753.15
10104 SE Harold St	1	1	Code Enforcement	$116,765.88
5706 SE Lambert St	1	2	Nuisance & Code Enforcement	$13,503.00
855 NE Church St	2	2	Nuisance & Code Enforcement	$265,703.39
Combined Totals		34		$1,368,392.06

7545 NE Sandy Blvd

- Property located in District 3
- Five liens against the property
- Delinquent since 2024
- Total amount owed: $26,898.21 (As of July 13, 2026)
- Owner: B Plus Holding LLC
- Unlawful occupants on site
- Overgrown yard
- Excessive trash and debris
- Property covered in graffiti

7545 WI/NE Sandy Blvd

- Property located in District 3
- Two liens against the property
- Delinquent since 2025
- Total amount owed: $9,727.43 (As of July 13, 2026)
- Owner: 81st Living LLC
- Unlawful occupants on site
- Garage is open to entry
- Excessive trash and debris

6307 N Montana Ave

- Property located in District 2
- Five liens against the property
- Delinquent since 2023
- Total amount owed: $335,481.60 (As of July 13, 2026)
- Owner: Start Fresh LLC
- Unlawful occupants
- Excessive trash and debris
- Fire damage to property

N Columbia Blvd

- Property located in District 2
- Three liens against the property
- Delinquent since 2023
- Total amount owed: $12,754.37 (As of July 13, 2026)
- Owners: Gloria Hastings & Edward Kudzia
- Trash & Debris being left on site
- Overgrown landscaping

7250 NE Lombard St

- Property located in District 2
- Three liens against the property
- Delinquent since 2025
- Total amount owed: $24,255.03 (As of July 13, 2026)
- Owner: Terry W. Emmert
- Unlawful occupants camping
- Excessive trash and debris
- Partially constructed building on site

7101 – 7103 SE Division St

- Property located in District 3
- Two liens against the property
- Delinquent since 2009
- Total amount owed: $430,219.01 (As of July 13, 2026)
- Owner: Wanna Chan
- Trash / Debris on site
- Open to entry
- Unlawful occupants

2734-2738 NE Alberta St

- Property located in District 2
- Four liens against the property
- Delinquent since 2025
- Total amount owed: $105,627.81 (As of July 13, 2026)
- Owner: DJE Building LLC
- Trash/Debris on site
- Debris from the property are blocking the sidewalk

4324 SE 65th Ave

- Property located in District 3
- Three liens against the property
- Delinquent since 2020
- Total amount owed: $37,833.77 (As of July 13, 2026)
- Owner: Lanae D. Brault
- Fire damage
- Roof damage
- Trash/Debris on site
- Overgrown yard

6627 SE Woodstock Blvd

- Property located in District 3
- Three liens against the property
- Delinquent since 2025
- Total amount owed: $5,753.15 (As of July 13, 2026)
- Owners: Chi Ming Ng & Yan Cheong Ng
- Open to entry / Unlawful occupants
- Trash/debris on site
- Yard overgrown

10104 SE Harold St

- Property located in District 1
- One lien against the property
- Delinquent since 2016
- Total amount owed: $116,765.88 (As of July 13, 2026)
- Owner: Wiley H Gibson ET AL
- Occupied RV on site
- Fire damage in 2017
- Open to entry / unlawful occupants

5706 SE Lambert St

- Property located in District 1
- Three liens against the property
- Delinquent since 2023
- Total amount owed: $24,266.32 (As of July 13, 2026)
- Owners: Eugene & Betty Halvorson
- Trash & Debris being left on site
- Unlawful occupants
- House has fire damage

855 NE Church St

- Property located in District 2
- Two liens against the property
- Delinquent since 2009
- Total amount owed: $265,703.39 (As of July 13, 2026)
- Owner: Vera Pool
- Property has roof damage / mold issue
- Trash & debris accumulating at the property
- Electrical issues

NEXT STEPS

Present properties to full Council. At the 2nd reading Council will vote on whether to move forward with each Ordinance

Approved Council Ordinance authorizes the City Treasurer to conduct the Foreclosure Sale

Property owner may pay amount owed up to the sale date

After the sale
the former property owner can reclaim the property during the 90-day redemption period