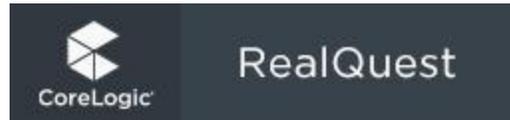


# Foreclosure Activity Report

For Property Located At



„ OR

Record #: 1

### **Most Recent Foreclosure Transaction:**

Foreclosure Doc Type: **NOTICE OF DEFAULT** Foreclosure Stage: **AUCTION**  
Recording Date: **03/07/2025** Filing Date: **03/03/2025**  
Foreclosure Doc #: **6426** Recording Book/Page: **/**

Borrower 1: **WEST COAST HOME SOLUTIONS LLC**  
Borrower 2:  
Borrower 3:  
Borrower 4:

Trustee Name: **FIDELITY NATIONAL TITLE** Trustee Phone #: **(866) 684-2727**  
**INSURA**  
Trustee Address: **5170 GOLDEN FOOTHILL PKWY** Trustee Sale Order #: **25-00035**  
**# 130**  
City: **EL DORADO HILLS** Trustee Sale Order Ext: **2FNT**  
State: **CA**  
Zip: **95762**

Auction Date: **07/15/2025**  
Auction Time: **11:00** Judgement Amount:  
Auction Address: **100 HIGH ST NE**  
City: **SALEM**

### **Default Mortgage Information:**

Mtg Amt/Type: **\$10,300,656 / ADJ**  
Mtg Recording Date: **04/29/2022** Default Amt:  
Mtg Doc #: **19331** Default Date:  
Mtg Book/Page:  
Lender: **000252** 1<sup>st</sup> Missed Pymt Date:  
Lender Address:  
City: Lender Phone #:  
State: Vesting Codes: **/ / CO**  
Zip: Title Company:

### **Location Information:**

Legal Description: **P.P. 2018-057, PARCEL 1, ACRES 8.41**  
County: **MARION, OR** APN: **339317**  
Subdivision: **PP 2006-055** Map Reference: **/ 5-1W-18-SW**  
Legal Lot: **3** Township-Range-Sect: **05-1W-18**  
Legal Block: Munic/Township:

### **Last Market Sale Information:**

Sale Date: **01/28/2022** 1<sup>st</sup> Mtg Amount/Type: **/**  
Recording Date: **01/31/2022** 1<sup>st</sup> Mtg Int. Rate/Type: **/**  
Sale Price: **\$1,550,000** 2<sup>nd</sup> Mtg Amount/Type: **/**  
Sale Type: 2<sup>nd</sup> Mtg Int. Rate/Type: **/**  
Deed Type: **SPECIAL WARRANTY DEED** Seller: **BOCCHI NANCY K**  
**LIVING T**  
Deed Doc #: **4589-454**

### **Owner Information:**

Owner Name: **BOONES CROSSING TOWN HOMES LLC**  
Mailing Address: **25030 SW PARKWAY AVE # 110**  
City: **WILSONVILLE**  
State: **OR** Carrier Route: **R014**  
Zip: **97070**

### **Owner Transfer Information:**

Sale Date: 01/14/2025

Deed Type: **BARGAIN & SALE  
DEED**

Recording Date: 01/14/2025

Deed Doc #: 1130

Sale Price:

Vesting Codes: / / CO

***Property Characteristics:***

Living Area:

Parking Type:

Total Rooms:

Garage Area:

Bedrooms

Garage Capacity:

Bath (F/H): /

Parking Spaces:

Year Built / Eff: /

Pool:

Fireplace:

Pool Area:

# of Stories:

Style:

Quality:

***Site Information:***

Land Use: **FIELD & SEED**

Acres: **8.41**

Zoning: **RS**

Lot Area: **366,340**

Site Influence:

Res/Comm Units: /

***Tax Information:***

Assessed Value: **\$995,860**

Property Tax: **\$6,882.62**

Land Value: **\$995,860**

Tax Area: **10303035**

Improvement Value:

Tax Exemption:

Total Taxable Value:

Improvement %: