











OR - Northwestern Oregon HUD Photo List -

	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
CLACKAMAS									
	1-23-13	2-1-13	\$110,000	New Listing	431-459406	245 Cervantes Lake Oswego, OR 97035	1980	2 / 2 1,265	\$633 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, HOA Association fee of \$221.35 Semiannually : Mountain Park, HOA Association fee of \$150 Monthly : Hillside Condominiums HOA. Repairs: EXPOSED FLOORING, INSTALL SHOWER HEAD. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-26-13	2-4-13	\$165,000	New Listing	431-329294	12103 Se Sequoia Avenue Milwaukie, OR 97222	1968 LBP	5 / 2.5 2,429	\$220 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Recommend to replace main breakers. Repairs: EXPOSED FLOORING. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-29-13	2-7-13	\$115,000	New Listing	431-445080	6823 Se Lamphier Street Milwaukie, OR 97222	1973 LBP	3 / 1 1,488	IN
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									


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CLATSOP									
	1-19-13	Daily	\$91,800	Price Reduction	431-473235	4543 Cedar Street Astoria, OR 97103	1918 LBP	3 / 1 1,389	UK
<i>Special Comments</i>									
<p>Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Evidence of defective paint, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
DESCHUTES									
	1-23-13	Daily	\$102,000	New Listing	431-471821	16060 Wright Avenue La Pine, OR 97739	2001	4 / 2 1,972	UI
<i>Special Comments</i>									
<p>Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Manufactured home missing affixed HUD certification labels, RECOMMENDED TO FIX THE HVAC, Property is connected to a well and septic systems. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									
JEFFERSON									
	1-24-13	2-2-13	\$90,000	New Listing	431-446612	5056 Sw Imo Lane Culver, OR 97734	1996	4 / 2 1,782	IN
<i>Special Comments</i>									
<p>Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Manufactured home, Property is connected to septic and propane is available. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>									


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LANE									
	1-12-13	Daily	\$147,000	New Listing	431-475145	1639 Hamlet Lane Eugene, OR 97402	2000	3 / 2.5 1,444	\$83 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance, HOA Association fee of \$340 Annually : Avalon Village HOA, HOA Management fee of \$84.57 quarterly : Avalon Village HOA. Repairs: Water pipe repair. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-25-13	2-3-13	\$126,000	New Listing	431-464328	986 Archie Street Eugene, OR 97402	1956 LBP	3 / 2 1,668	\$303 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: Repair south side siding, Per PCR- plumbing did not hold pressure, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-9-13	Daily	\$125,000	New Listing	431-461382	2114 Ohio Street Eugene, OR 97402	1974 LBP	3 / 2 1,144	\$281 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: SOFFIT DRYROT REPAIR, DEFECTIVE PAINT REPAIR TO EXTERIOR SIDING AND TRIM. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-16-13	Daily	\$72,000	Relist	431-406996	272 35th Street Springfield, OR 97478	2002	3 / 2 1,404	\$1,870 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance, Manufactured home. Repairs: Repair dry rotten areas. , Missing floor covers. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									



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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
	1-23-13	2-1-13	\$140,000	New Listing	431-471327	87945 9th Street Veneta, OR 97487	2000	3 / 2 1,310	IN
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

LINCOLN

	1-12-13	Daily	\$131,600	New Listing	431-443358	10 Seagrove Loop Lincoln City, OR 97367	1987	2 / 2 1,356	IN
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Properties location does not participate in FEMA Flood Zone mapping. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Manufactured home, HOA Association fee of \$40 Monthly : Seagrove Owners Association. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

MARION

	1-25-13	Daily	\$103,500	Price Reduction	431-437617	845 North 9th Street Aumsville, OR 97325	1989	3 / 1 1,007	IN
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-5-13	Daily	\$140,000	New Listing	431-493704	1957 Chelan Street Ne Keizer, OR 97303	1962 LBP	2 / 1.1 1,427	\$743 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: Repair roof, Install carbon monoxide detector/smoke detectors, Install plumbing pipes under kitchen sink. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

Daily - Available to O/O & Investors

Lottery - Available for Govt., GNND and Non-Profit

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Provided by: BLB Resources, Inc. (949) 261-9155 | Information deemed reliable but not guaranteed.

Buyer to verify all information. *Availability, subject to daily sales. **Lead-Based Paint Addendum.


For more property details and to place bids, please visit www.HudHomestore.com







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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
	1-29-13	Daily	\$72,000	Relist	431-433314	146 Draper Street Ne Salem, OR 97301	1954 LBP	2 / 1 1,088	\$4,400 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance, Recommend a plumbing inspection. . Repairs: Defective paint / surfaces. , Repair / replace roof. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-29-13	Daily	\$60,200	Price Reduction	431-360317	2990 Brown Road Ne Salem, OR 97305	1955 LBP	2 / 1 720	UK
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance, Evidence of defective paint, Subject may have an unpermitted addition, Repairs exceed \$5,000. Repairs may include but not limited to electrical, roof, plumbing; Inspection recommended. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
MULTNOMAH									
	1-23-13	2-1-13	\$155,000	New Listing	431-485054	2177 Se Hale Drive Gresham, OR 97080	1995	3 / 2 1,426	IN
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-9-13	Daily	\$235,000	New Listing	431-455932	412 Se 10th Street Troutdale, OR 97060	1999	3 / 2 1,686	\$220 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: DAMAGED FURNACE. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									




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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
POLK									
	1-11-13	Daily	\$82,800	Price Reduction	431-445596	40 Polk Street Independence, OR 97351	1974 LBP	3 / 1 1,008	\$4,730 IE
	<p><i>Special Comments</i></p> <p>Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: Damaged plumbing. , Missing floor covers. , Defective paint / surfaces. , Damaged drywall. , Missing down spouts. , Missing plumbing. . Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								
	1-29-13	Daily	\$70,000	Relist	431-427920	689 Log Cabin Street Independence, OR 97351	1940 LBP	2 / 1 868	UI
	<p><i>Special Comments</i></p> <p>Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Attic is unaccessible, property uninsurable. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								
WASHINGTON									
	1-23-13	2-1-13	\$130,000	New Listing	431-456136	996 S 3rd Court Cornelius, OR 97113	1994	3 / 1 1,632	IN
	<p><i>Special Comments</i></p> <p>Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.</p>								

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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
	1-16-13	Daily	\$110,000	New Listing	431-450900	3106 13th Place Forest Grove, OR 97116	1978	3 / 1 1,056	\$1,320 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: REPAIR DRYROT ON BATHROOM FLOOR AND REPLACE FLOORING, REPAIR LEAKING GUTTER AT REAR GARAGE DOOR. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-23-13	2-1-13	\$110,000	New Listing	431-451853	31180 Nw Claxtar Street North Plains, OR 97133	1950 LBP	3 / 1 967	\$550 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: Repair damaged ceiling in bedroom. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
YAMHILL									
	1-26-13	2-4-13	\$118,000	New Listing	431-464056	140 W 13th Street Lafayette, OR 97127	2002	3 / 2 1,379	\$1,210 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: Install missing sub-flooring, Repair HVAC, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-10-13	Daily	\$175,000	New Listing	431-433172	760 Se Alethea Way Mcminnville, OR 97128	1987	3 / 2 1,958	\$1,100 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www. FloodSmart.gov for additional information regarding flood zones and insurance, Recommend to replace damaged drywall. Repairs: REPAIR PLUMBING SYSTEM. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									

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	MLS List Date	Bid Deadline	List Price	Status	FHA Case #	Address	Year Built LBP**	Bed/Bath Sq. Ft.	Escrow Repair I / U
	1-26-13	2-4-13	\$110,000	New Listing	431-345175	543 Ne 13th Street Mcminville, OR 97128	1947 LBP	2 / 1 1,172	\$1,650 IE
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Repairs: Removal of moss on roof, Defective paint. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-23-13	2-1-13	\$115,000	New Listing	431-430040	601 Nw Blair Street Sheridan, OR 97378	2000	3 / 2.5 1,504	IN
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is located in a FEMA Special Flood Hazard Area. Flood insurance may be required depending on financing type and availability. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									
	1-23-13	Daily	\$58,500	Price Reduction	431-398890	382 Ne 3rd Street Willamina, OR 97396	1948 LBP	3 / 2 1,299	UI
<i>Special Comments</i>									
Disclosures: State law requires Smoke/ Carbon Monoxide detectors be installed for properties having combustible fuel heaters/furnaces, fireplaces, hot water heaters, clothes dryers, cooking appliances, or an attached garage, but seller (HUD) is exempt from this requirement as a Federal Entity, Property is NOT located in a FEMA Special Flood Hazard Area but is listed as a low to moderate flood risk. Please refer to www.FloodSmart.gov for additional information regarding flood zones and insurance, Property does not have adequate crawlspace access, Recommend ceiling/flooring repairs, roof, electrical repairs. , Evidence of defective paint, Evidence of mold-like substance, take appropriate action. Misc.: Listing Broker 3% of purchase price, Selling Broker up to 3% of purchase price.									