

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al DTDcompliance@clackamas.us | 503-742-4400.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：
DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



NOTICE OF HEARING

September 22, 2026

Finance of America Reverse LLC
3900 Capital City Blvd.
Lansing, MI 48906

Brandy Woodroska
1525 SE Madrona Ln.
Milwaukie, OR 97267

Sherry Durham
1525 SE Madrona Ln.
Milwaukie, OR 97267

RE: County of Clackamas v. Finance of America Reverse LLC
File: V0010826

Hearing Date: October 27, 2026

Time: This item will not begin before 11:00 AM however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at
<https://www.clackamas.us/codeenforcement/hearings>

You may contact Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007**

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or telephone to use the Zoom platform. The link is provided on the next page. Once you have joined the meeting, you will be prompted to **JOIN AS PANELIST**. Please accept the request to **JOIN AS PANELIST**.

If you would like to present evidence at the hearing, please email Shane Potter at SPotter@clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Shane Potter
150 Beavercreek Rd.
Oregon City, OR 97045

Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for your reference.

If you are unable to participate in the hearing through the Zoom platform, please contact Shane Potter at 503-742-4465 **within 3 calendar days of the receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search "How to use Zoom" prior to the hearing date. There are many interactive guides available.

If you experience difficulties connecting to the Zoom hearing prior to your scheduled start time, please call 971-930-6134, for assistance.

Zoom Information:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/88060623869?pwd=Nn6Rx3vdJhbhin3w9yb7aoQ72JNbPi.1>

Passcode: 299702

Phone One-Tap: +19712471195,,88060623869# US (Portland)
16692192599,,88060623869# US +(San Jose)

Join via Audio:

+1 971 247 1195 US (Portland)	+1 267 831 0333 US (Philadelphia)
+1 669 219 2599 US (San Jose)	+1 301 715 8592 US (Washington DC)
+1 669 444 9171 US	+1 305 224 1968 US
+1 669 900 6833 US (San Jose)	+1 309 205 3325 US
+1 719 359 4580 US	+1 312 626 6799 US (Chicago)
+1 720 928 9299 US (Denver)	+1 360 209 5623 US
+1 206 337 9723 US (Seattle)	+1 386 347 5053 US
+1 213 338 8477 US (Los Angeles)	+1 470 250 9358 US (Atlanta)
+1 253 205 0468 US	+1 470 381 2552 US (Atlanta)
+1 253 215 8782 US (Tacoma)	+1 507 473 4847 US
+1 346 248 7799 US (Houston)	+1 564 217 2000 US
+1 408 638 0968 US (San Jose)	+1 646 518 9805 US (New York)
+1 602 753 0140 US (Phoenix)	+1 646 876 9923 US (New York)
+1 651 372 8299 US (Minnesota)	+1 646 931 3860 US
+1 689 278 1000 US	
+1 786 635 1003 US (Miami)	Webinar ID: 880 6062 3869

International number available: <https://clackamascounty.zoom.us/j/kd6l2nVkyi>

Department of Transportation and Development

Non-Discrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information, please visit: www.clackamas.us/transportation/nondiscrimination

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination

欢迎！Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

FINANCE OF AMERICA REVERSE LLC.,
BRANDY WOODROSKA, AND SHERRY
DURHAM,

Respondents.

File No: V0010826

COMPLAINT AND REQUEST FOR HEARING

I, Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent (A) Finance of America Reverse LLC., mailing address is: 3900 Capital Blvd., Lansing, MI 48906. Respondent's (B) Brandy Woodroska and Sherry Durham mailing address is 1525 SE Madrona Ln., Milwaukie, OR 97267.

2.

Respondent (A) owns the address at the location of the violation of law alleged at the Complaint; Respondent (B) occupies the address at the location of the violation of law alleged in this Complaint at 1525 SE Madrona Ln., Milwaukie, OR 97267 also known as T2S, R1E, Section 02DC, Tax Lot 09400, and is located in Clackamas County, Oregon. The property is zoned R-7 (Urban Low Density Residential) and is the location of violations asserted by the County.

3.

On or about the 2nd day of April, 2026 and on or about the 25th day of June, 2026 the Respondents violated the following laws, in the following ways:

- a. Respondents violated Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by accumulating inoperable and/or non-currently licensed vehicles and non-putrescible waste. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 25th day of June, 2026 and on or about the 28th day of July, 2026 the Respondents violated the following laws, in the following ways:

- b. Respondents violated Clackamas County Title 12 of the Clackamas County Zoning Ordinance Section 315 by occupying a recreational vehicle as a second dwelling without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondents in the following manner:

- a. Violation Notice dated April 2, 2026 and Citation and Complaint 2600108 – 1 in the amount of \$514.00 was mailed via first class mail on June 25, 2026. A copy of the notice document is attached to this Complaint as exhibits F and J and incorporated by this reference.

b. Violation Notice dated June 25, 2026 and Citation and Complaint 2600108 – 2 in the amount of \$422.00 was mailed first class mail on July 30, 2026. A copy of the notice document is attached to this Complaint as exhibits I and L and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Solid Waste Code Priority 1 violation being \$1,500.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code. Said range for a Zoning Ordinance Priority 2 violation being \$771.00 to \$2,572.00 per occurrence as provided by Appendix B to the Clackamas County Code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

And

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 21st day of September, 2026.

A handwritten signature in black ink, reading "Shane Potter". The signature is written in a cursive style with a large, looping "P" for the last name.

Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

File No.: V0010826

v.

FINANCE OF AMERICA REVERSE LLC.,
BRANCY WOODROSKA, AND SHERRY
DURHAM,

Respondents.

STATEMENT OF PROOF

History of Events and Exhibits:

Exhibit A	Respondents' (A) mailing address for Finance of America Reverse LLC. is 3900 Capital City Blvd, Lansing, MI 48906. Respondents' (B) mailing address for both Brandy Woodroska and Sherry Durham is 1525 SE Madrona Ln., Milwaukie, OR 97267. Respondents' (A) own property and Respondents' (B) are residing on property at 1525 SE Madrona Ln., Milwaukie, OR 97267, also known as T2S, R1E, Section 02DC, Tax Lot 09400, located within Clackamas County. The parcel is zoned R-7 (Urban Low Density Residential). Exhibit A page 3 is a November 2025 aerial of the site.
March 16, 2026	Clackamas County received a complaint regarding accumulation of solid waste.
March 17, 2026 Exhibit B	A letter of allegation was mailed to Respondent (A) for a Solid Waste Code violation. The letter was mailed first class mail and the mail was not returned.
March 23, 2026 Exhibit C	CES Kauppi conducted a site visit and there is a lot of miscellaneous debris outside of the home. CES Kauppi took photos from the property.
March 26, 2026 Exhibit D	Code Enforcement Specialist (CES) Jennifer Kauppi conducted a site visit and found large piles of solid waste including putrescible waste outside. CES Kauppi said the smell was bad. CES Kauppi made contact with Respondent (B) Brandy Woodroska who is the daughter of the deceased owner. The property was posted as a dangerous building due to no water. CES Kauppi took photos from the site.

March 30, 2026 Exhibit E	CES Kauppi conducted a site visit and the solid waste remained on site. However, many of the items had been tarped outside, including the garbage. CES Kauppi took photos from the property.
April 2, 2026 Exhibit F	A Notice of Violation was prepared for a Priority 1 Solid Waste Code Violation. The notice provided a deadline of May 2, 2026 to abate the violation. The notice was mailed first class mail to Finance of America Reverse LLC. and their registered agent, Brandy Woodroska, and Sherry Durham. The notices were not returned to the County.
April 2, 2026 Exhibit G	Series of emails with Jeff Walker Eviction Specialist for the finance company. CES Shane Potter informed the finance company of the violation. The finance company had requested we hold off on enforcement while they go through the eviction process. CES Potter explained due to the putrescible waste issues we would not be able to hold off and would be moving forward on this case.
May 4, 2026 Exhibit H	CES Kauppi conducted a site visit. CES Kauppi met Respondent (B) Sherry Durham on site and asked if her and Brandy were living in the recreational vehicle. Ms. Durham stated that her and Brandy are living in the recreational vehicle, but it would be temporary. Ms. Durham further stated they need to get the recreational vehicle running and then they can move it to a trailer park. CES Kauppi noted that some of the debris and items had been removed from the site but the property remained in violation of the Solid Waste Code. Ms. Kauppi stated that there was a smell still coming from the site during her site visit. CES Kauppi took photos from the property.
June 25, 2026 Exhibit I	A Notice of Violation was prepared for a Priority 2 Zoning Ordinance violation for occupying a recreational vehicle without land use approval. The notice provided a deadline of July 25, 2026 to abate the violation. The notices were mailed first class mail to Finance of America Reverse LLC. and their registered agent, Brandy Woodroska and Sherry Durham. The notices were not returned to the County.
June 25, 2026 Exhibit J	CES Potter issued Citation #2600108 - 1 for a Priority 1 Solid Waste Code violation, in the amount of \$514.00. The citation was mailed first class mail to Finance of America Reverse LLC and their registered agent, Brandy Woodroska, and Sherry Durham. The citation was not returned, and the citation has not been paid.

July 28, 2026 Exhibit K	CES Kauppi conducted a site visit and observed a lot of solid waste on site. CES Kauppi also was able to hear a female in the recreational vehicle speaking during the time of the site visit. CES Kauppi took photos from property.
July 30, 2026 Exhibit L	CES Potter issued Citation #2600108 - 2 for a Priority 2 Zoning Ordinance violation, in the amount of \$422.00. The citation was mailed first class mail to Finance of America Reverse LLC. and their registered agent, Brandy Woodroska, and Sherry Durham. The citation was not returned, and the citation has not been paid.
July 31, 2026 & August 4, 2026 Exhibit M	Email exchanges between Jeff Walker Eviction Specialist with the finance company and CES Potter discussing the process and them obtaining a lockout to complete the eviction process.
August 19, 2026 Exhibit N	CES Potter conducted a site visit and confirmed the solid waste remains on site. No noise was heard from the recreational vehicle during this site visit.
August 21, 2026	CES Potter talked with Sara McClurg Outreach and Education with Clackamas County Sheriff's Office regarding any lockout requests. Ms. McClurg checked with their office and no requests for a lockout at this address have been made.
September 18, 2026	Clackamas County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of a Solid Waste Code violation and a Zoning Ordinance violation exists on the subject property, the County requests a Final Order be issued due to the continued solid waste code, including putrescible waste code, violations on site that continue. There has been additional notice and time provided for all parties to address these issues, and no urgency has been taken on any of the Respondents parts to address these violations. The County requests the Hearings Officer require the Respondents:

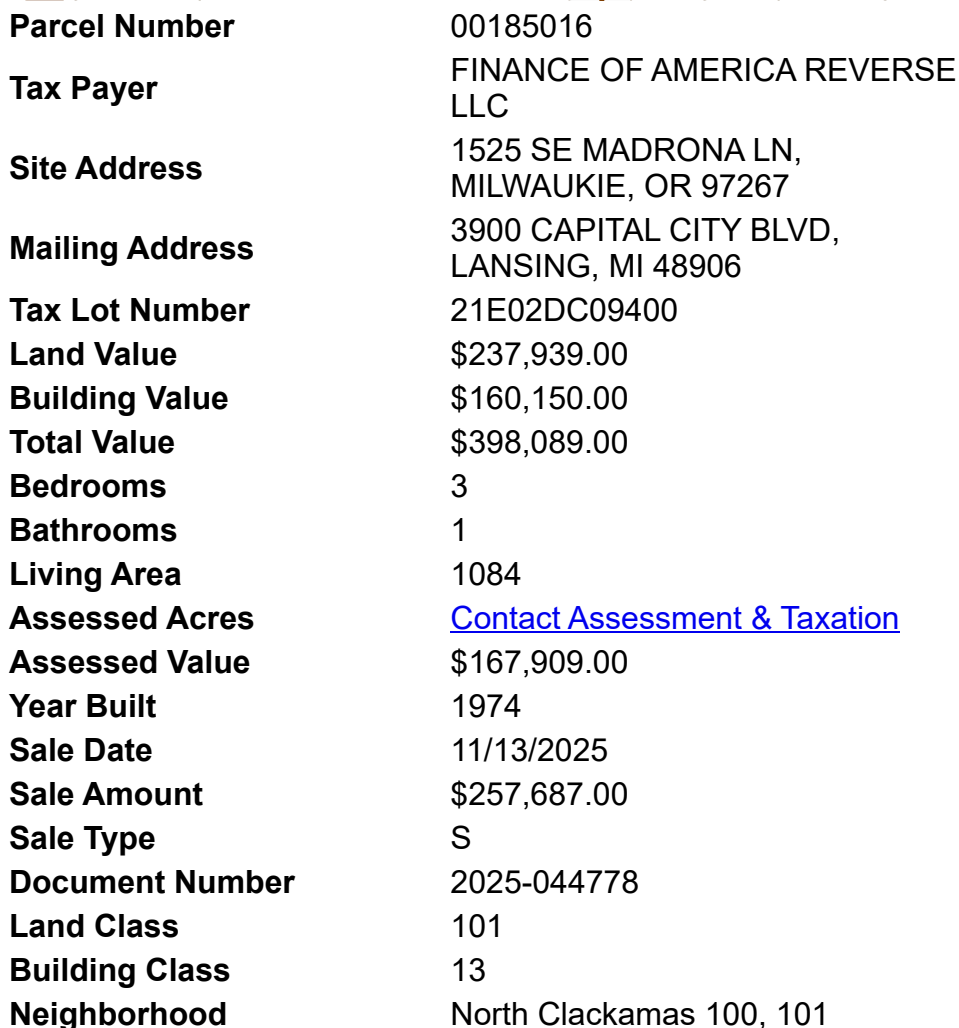
- Payment of Citation No.2600108 - 1 for \$514.00 for a Priority 1 Solid Waste Code Violation issued on June 25, 2026.
- Assessment of Civil penalty between \$1,000.00 and \$3,500.00 for a Priority 1 Solid Waste Code violation for date cited June 25, 2026.
- Payment of Citation No.2600108 - 2 for \$422.00 for a Priority 2 Zoning Ordinance violation for date cited July 30, 2026.
- Assessment of Civil penalty between \$771.00 and \$2,572.00 for a Priority 2 Zoning Ordinance violation for date cited July 30, 2026.
- Assessment of Administrative Compliance fee beginning April 2026 the date of the Notice of Violation as follows:
 - Calculated at a rate of \$100 per month (from July 1, 2025 to June 30, 2026) for 3 months for a total amount of \$300.00.
 - Calculated at a rate of \$102 per month (from July 1 2026) for 3 months for a total amount of \$306.00.
 - As of the date of preparing this hearing packet the total is 6 months for a total combined amount of \$606.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

In the event mitigating factors are presented at the hearing and the factors warrant a Continuing Order, the County recommends the following:

- Within 15 days remove all solid waste from the property include any inoperable vehicles from the property (such as the recreational vehicle). Also remove all putrescible waste or have all putrescible waste stored in the appropriate containers as required by code and removed within 7 days. The removal of waste should be consistent with the Notice of Violation letter dated April 2, 2026.
- The recreational vehicle is not currently running and therefore is a solid waste code issue. Also, the owners of the recreational vehicle are not owners of the property or residence of the primary residence. Staff is not aware of a path forward for land use for this recreational vehicle since the finance company has already stated they have received a judgment for eviction. For this reason the County does not see a reason for allowance to seek land use approval for this recreational vehicle to remain on site.
- Continue to accrue the Administrative Compliance fee until a Final Order has been issued.



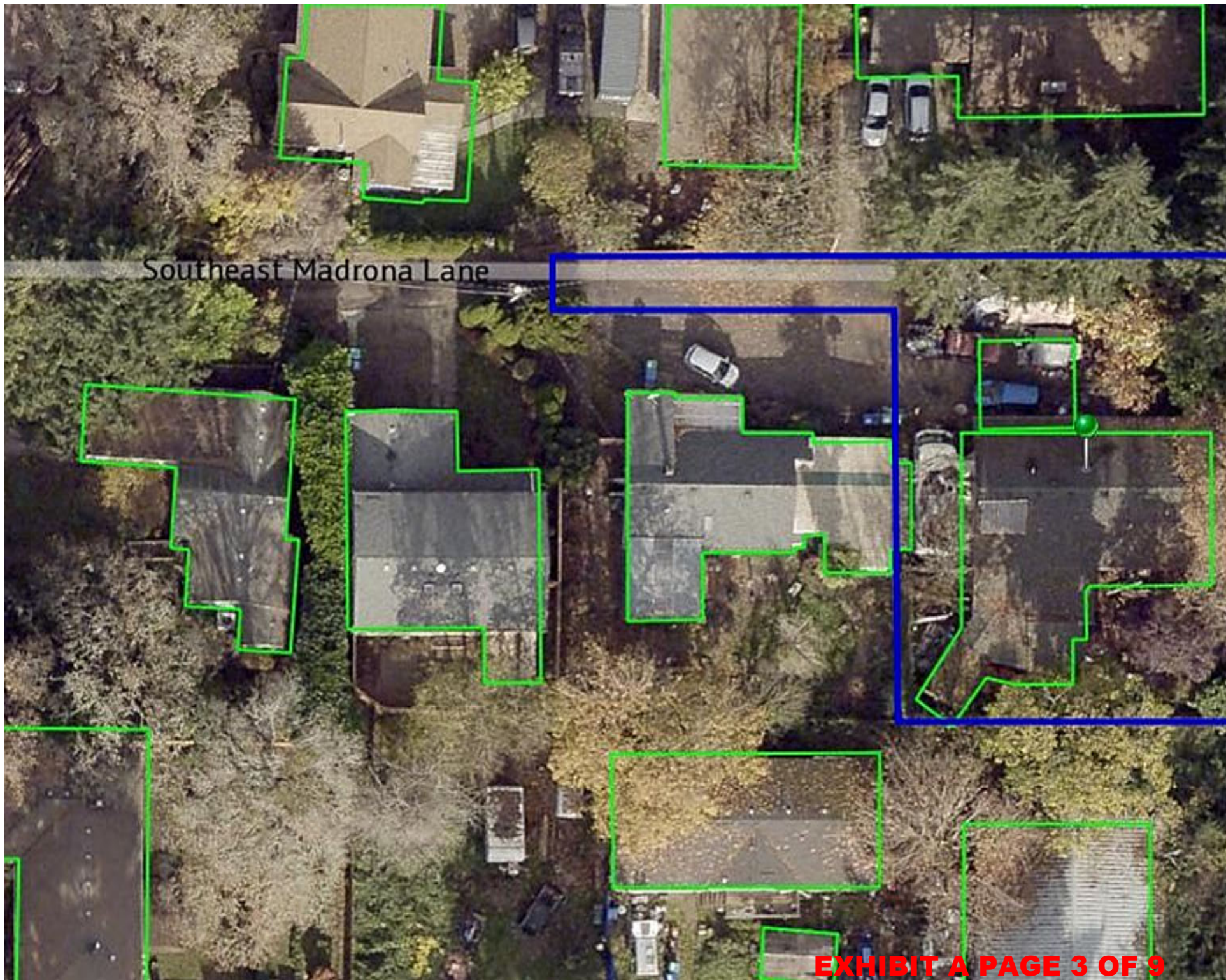
Geographic Information Systems
121 Library Court
Oregon City, OR 97045



Taxcode Districts	012057
Urban Growth Boundary	Metro UGB
FEMA	Area Of Minimal Flood Hazard
Zoning	R7: 0.20 acres
Fire District	Clackamas RFPD #1
Park District	North Clackamas Parks & Recreation District
Park District Zone	Zone 2
School District	North Clackamas
Sewer District	undefined
Water District	Oak Lodge
Community Planning Organization	Oak Grove Community Council
Garbage And Recycling Service	Waste Management of Oregon
City	Unincorporated Clackamas County

This map and all other information have been compiled for preliminary and/or general purposes only. This information is not intended to be complete for purposes of determining land use restrictions, zoning, title, parcel size, or suitability of any property for a specific use. Users are cautioned to field verify all information before making decisions.

Generated:
Wed, 16 Sep 2026 16:46:30
GMT



Southeast Madrona Lane

Property Account Summary



Account Number	00185016	Property Address	1525 SE MADRONA LN , MILWAUKIE, OR 97267		
General Information					
Alternate Property #	21E02DC09400				
Property Description	51 OAK GROVE PT BLK 16				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed				
Tax Code Area	012-057				
Remarks					
Tax Rate					
Description	Rate				
Total Rate	18.8529				
Property Characteristics					
Neighborhood	15271: North Clackamas 100, 101				
Land Class Category	101: Residential land improved				
Building Class Category	13: Single family res, class 3				
Year Built	1974				
Change property ratio	1XX				
Related Properties					
No Related Properties Found					
Parties					
Role	Percent	Name	Address		
Taxpayer	100	FINANCE OF AMERICA REVERSE LLC	3900 CAPITAL CITY BLVD, LANSING, MI 48906		
Tax Service Co.	100	LERETA	MORTGAGE CO MAILING, UNKNOWN,		
Owner	100	FINANCE OF AMERICA REVERSE LLC	3900 CAPITAL CITY BLVD, LANSING, MI 48906		
Property Values					
Value Type	Tax Year 1	Tax Year 2	Tax Year 3	Tax Year 4	Tax Year 5
AVR Total	\$167,909	\$163,019	\$158,271	\$153,662	\$149,187
Exempt					
TVR Total	\$167,909	\$163,019	\$158,271	\$153,662	\$149,187
Real Mkt Land	\$237,939	\$228,811	\$228,811	\$220,291	\$189,864

ACCOMMODATION

RECORDING REQUESTED BY:
Nathan F. Smith
c/o Trustee Corps

Clackamas County Official Records
Catherine McMullen, County Clerk

2025-044778

11/14/2025 02:28:03 PM

D-DTR Cnt=1 Stn=110 LILLIE
\$20.00 \$16.00 \$10.00 \$62.00

\$108.00

WHEN RECORDED MAIL DEED
AND TAX STATEMENT TO:

Finance of America Reverse LLC
c/o Celink
3900 Capital City Blvd
Lansing, MI 48906

TS No OR07000089-24-2

APN 00185016

Title Order No 3158543

TRUSTEE'S DEED

Consideration Amount **\$257,687.08**

THIS INDENTURE, made **November 7, 2025**, between **Nathan F. Smith** c/o Trustee Corps, hereinafter called the first party and **Finance of America Reverse LLC**, hereinafter called the second party;

Pursuant to said Notice of Sale, the undersigned Trustee on **November 7, 2025** at **11:00 AM** of said day, in accord with the Standard of Time established by ORS 187.110 which was the day and hour set in the Notice of Sale and at the place so fixed for sale, as aforesaid in full accordance with the laws of the State of Oregon and pursuant to the powers conferred upon said Trust Deed, sold said real property in one parcel at public auction to the said second party for the sum of **\$257,687.08** said second party being the highest and best bidder at such sale and said sum being the highest and best sum bid for said property.

WITNESSETH:

RECITALS: Trust Deed dated January 14, 2020, made to PETER S. NIELSEN III AND CATHERINE NIELSEN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY as Grantor, executed and delivered to FIDELITY NATIONAL AGENCY SOLUTIONS as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), as designated nominee for FINANCE OF AMERICA REVERSE LLC, Beneficiary of the security instrument, its successors and assigns and recorded on January 27, 2020 as Instrument No. 2020-005782 of official records in the Office of the Recorder of Clackamas County, Oregon.

In said Trust Deed the real property therein and hereinafter described was conveyed by said Grantor to said Trustee to secure, among other things, the performance of certain obligations of the Grantor to the said Beneficiary. The said Grantor thereafter defaulted in Grantor's performance of the obligations secured by said Trust Deed as stated in the Notice of Default hereinafter mentioned and such default still existed at the time of the sale hereinafter described.

By reason of said default, the owner and holder of the obligations secured by said Trust Deed, being the Beneficiary therein named, or Beneficiary's successor in interest, declared all sums so secured immediately due and owing; a Notice of Default, containing an election to sell the said real property and to foreclose said Trust Deed by advertisement and sale to satisfy Grantor's said obligations was recorded on **June 2, 2025** as Instrument No. **2025-020253** in the Mortgage Records of **Clackamas** County, to which reference now is made.

After the recording of said Notice of Default, as aforesaid, the undersigned Trustee gave notice to the Grantor(s) and occupant(s) as required by and in accordance with ORS 86.756, by mailing said Danger Notice by both first class and certified mail with return receipt requested. The mailing of said notice is shown by an affidavit of mailing recorded prior to sale date. In addition, the undersigned Trustee gave notice of the time for and place of sale of said real property as fixed by the Trustee and as required by law; copies of the Trustee's Notice of Sale were served pursuant to ORCP 7 D(2) and 7 D(3) or mailed by both first class and certified mail with return receipt requested, to the last known address of the persons or their legal representatives, if any, named in ORS 86.764 (2) and (4), at least 120 days before the date the property was sold, and the Trustee's Notice of Sale was mailed by first class and certified mail with return receipt requested, to the last-known address of the guardian, conservator or administrator or executor of any person to whom such notice was required under ORS 86.764 (4) promptly after the Trustee received knowledge of the disability, insanity or death of any such person; the Notice of Sale was served upon occupants of the property described in the Trust Deed in the manner in which a summons is served pursuant to ORCP 7 D(2) and 7 D(3) at least 120 days before the date the property was sold, pursuant to ORS 86.774. If the foreclosure proceedings were stayed and released from the stay, copies of an Amended Notice of Sale in the form and manner required by ORS 86.782(12) were mailed by registered or certified mail to the last known address of those persons listed in ORS 86.764 and ORS 86.774 and to the address provided by each person who was present at the time and place set for the sale which was stayed within 30 days after the release from the stay. Further, pursuant to ORS 86.774(2), the Trustee published a copy of said Notice of Sale in a newspaper of general circulation in each county in which the said real property is situated, once a week for four successive weeks; the last publication of said notice occurred more than twenty days prior to the date of such sale. In accordance with ORS 86.782(2), if the foreclosure sale was postponed for one or more periods that total not more than 180 days from the original sale date, a copy of each postponement notice giving the new sale date, time, and place was mailed at least fifteen-days before the new sale date in the manner required under ORS 86.764 to the grantor and to any person whom notice of the sale was given under ORS 86.771. Any and all notice of postponements were also made by public proclamation at the time and place set for sale. The mailing, service and/or publication of said Notice of Sale are shown by one or more affidavits or proofs of service duly recorded at least five-days prior to the date of sale in the official records of said county along with the affidavit of beneficiary's compliance with the foreclosure avoidance requirements under ORS 86.748. Said affidavits and proofs, together with said Notice of Default and Election to Sell, the Trustee's Notice of Sale, Danger Notice along with any Amended Notice thereto and any such Notice of Postponement of Sale, being now referred to and incorporated in and made a part of this Trustee's Deed as fully as if set out herein verbatim. The undersigned Trustee has no actual notice of any person, other the persons named in said affidavits and proofs as having or claiming a lien on or interest in said described real property, entitled to notice pursuant to ORS 86.764.

NOW THEREFORE, in consideration of said sum paid by the second party in cash, or by credit bid if the second party was the beneficiary of said Trust Deed, the receipt whereof is acknowledged, and by the authority vested in said trustee by the laws of the State of Oregon and by said Trustee's Deed, the Trustee does hereby convey unto the second party all interest which the Grantor had or had the power to convey at the time of Grantor's execution of said Trust Deed, together with any interest the said Grantor or Grantor's successors in interest acquired after the execution of said Trust Deed in and to the following described real property, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Clackamas, STATE OF OR, AND IS DESCRIBED AS FOLLOWS: Beginning at a point in the South boundary of Tract 16, a distance of 245.00 feet East of the Southwest corner thereof; said point being the Southeast corner of the tract conveyed to Ray R. Ellsworth, et ux, by deed recorded September 17, 1974 as Recorder's Fee No. 74-26409, Film Records, and the true Point of Beginning of the tract herein to be described; thence North along the East boundary of the Ellsworth tract 90.00 feet to the Northeast corner thereof; thence West along the North boundary of said Ellsworth Tract 75.00 feet to the Northwest corner thereof and a point in the West boundary of the Cecil W. Hall, et ux, tract as described in Deed recorded September 17, 1974, as Recorder's Fee No. 74-26408, Film Records; thence North along said West boundary 12.00 feet to the Northwest corner of said Hall Tract; thence East along the Northerly boundary of the Hall Tract 150.00 feet to the Northeast corner

thereof; thence Southerly along the Easterly boundary of said Hall Tract, 102.00 feet to the Southeast corner thereof and a point on the Southerly boundary of Tract 16, OAK GROVE; thence West along said Southerly boundary 75.00 feet to the true Point of Beginning.

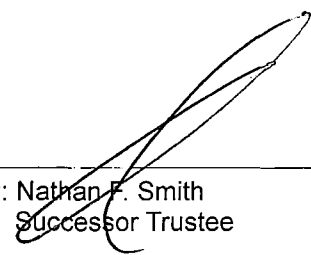
TO HAVE AND TO HOLD the same unto the second party, second party's heirs, successors-in-interest and assigns forever.

In construing this instrument and whenever the context so requires, the singular includes the plural; the word "Grantor" includes any successor in interest to the Grantor as well as each and all other persons owing an obligation, the performance of which is secured by said Trust Deed, the word "Trustee" includes any successor Trustee, the word "Beneficiary" includes any successor in interest of the Beneficiary first named above, and the word "person" includes corporation and any other legal or commercial entity.

IN WITNESS WHEREOF, the undersigned Trustee has hereunto executed this document; if the undersigned is a corporation, it has caused its corporate name to be signed and its seal affixed hereto by an officer or another person duly authorized thereunto by order of its Board of Directors.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

Dated: 11/13/2025


By: Nathan F. Smith
Successor Trustee

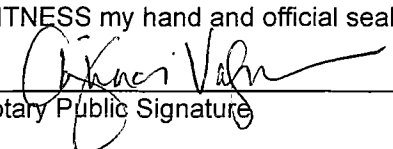
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of ORANGE

On 11/13/2025 before me, Christina Valenzuela, Notary Public, personally appeared NATHAN F. SMITH, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature



(RESERVED FOR RECORDER USE)

GRANTOR'S NAME AND ADDRESS: State of

Nathan F. Smith
c/o TRUSTEE CORPS
17100 Gillette Ave
Irvine, CA 92614

County of

I certify that the within instrument was received for record on the
_____ day of _____, at

GRANTEE'S NAME AND ADDRESS: _____ o'clock _____ M, and recorded in book / reel / volume no.

Finance of America Reverse LLC
c/o Celink
3900 Capital City Blvd
Lansing, MI 48906

_____ on page _____
or as fee / file instrument / microfilm / reception no.
_____, Record of Mortgages

AFTER RECORDING RETURN TO: of said County.

Celink
3900 Capital City Blvd
Lansing, MI 48906

Witness my hand and seal of County Affixed.

UNTIL REQUESTED, SEND ALL
TAX STATEMENTS TO:

Name

Finance of America Reverse LLC
c/o Celink
3900 Capital City Blvd
Lansing, MI 48906

By _____ Deputy

Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

03-17-2026

11:08

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
979957-90	FLLC	ACT	DELAWARE	11-26-2013	11-26-2026	
Entity Name	FINANCE OF AMERICA REVERSE LLC					
Foreign Name						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	8023 EAST 63RD PLACE						
Addr 2	SUITE #700						
CSZ	TULSA	OK	74133		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	10-23-2015	Resign Date	
Of Record	158720-88	CORPORATION SERVICE COMPANY						
Addr 1	1127 BROADWAY ST NE STE 310							
Addr 2								
CSZ	SALEM	OR	97301		Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	8023 EAST 63RD PLACE					
Addr 2	SUITE #700					
CSZ	TULSA	OK	74133		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER					Resign Date	
Not of Record	FINANCE OF AMERICA HOLDINGS LLC							
Addr 1	5830 GRANITE PKWY STE 400							
Addr 2								
CSZ	PLANO	TX	75024		Country	UNITED STATES OF AMERICA		



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 17, 2026

Finance of America Reverse LLC
3900 Capital City Blvd.
Lansing, MI 48906

Corporation Service Company
1127 Broadway St NE Ste 310
Salem, OR 97301

**Subject: Alleged Violation of the Solid Waste Code, Title 10.03.060
of the Clackamas County Code**

Site Address: 1525 SE Madrona Ln. Milwaukie, OR 97267

Legal Description: T2S, R1E, Section 2DC, Tax Lot 9400

It has come to the attention of Clackamas County Code Enforcement an accumulation of solid waste including household garbage may exist on the above referenced property.

This may constitute a violation of the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

Please contact Shane Potter, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is Spotter@clackamas.us

Telephone number is 503-742-4465.

Please note that a \$100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问
www.clackamas.us/transportation/nondiscrimination.

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:
www.clackamas.us/transportation/nondiscrimination.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination.

















NOTICE OF VIOLATION

April 2, 2026

Violation No.: V0010826

Finance of America Reverse LLC.
3900 Capital City Blvd.
Lansing, MI 48906

Brandy Woodroska
1525 SE Madrona Ln.
Milwaukie, OR 97267

Sherry Durham
1525 SE Madrona Ln.
Milwaukie, OR 97267

RE: CLACKAMAS COUNTY NO. V0010826

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 10: FRANCHISES – SOLID WASTE AND WASTES MANAGEMENT – CHAPTER 03.060(A, B.1, B.5, & B.9) - SOLID WASTE OR WASTES ACCUMULATION PROHIBITED

ZONING: R-7 (Low Density Residential)
SITE ADDRESS: 1525 SE Madrona Ln., Milwaukie, OR 97267
LEGAL DESCRIPTION T2S, R1E, SECTION 02DC, TAX LOT 09400

Dear Finance of America Reverse LLC., Brandy Woodroska, and Sherry Durham,

Clackamas County has confirmed solid waste accumulation at this location. This is a priority 1 solid waste code violation. To abate the violation(s) you must complete the following **NO LATER THAN: May 2, 2026**

ACCUMULATION OF SOLID WASTE INCLUDING PUTRESCIBLE WASTE THROUGHOUT THE SITE

There is solid waste including putrescible waste throughout the site.

1. Remove all putrescible waste (such as food scraps, sewer, and other debris that create a health hazard), solid waste, including but not limited to, automotive parts, tires, appliances, equipment, furniture, scrap metal, and miscellaneous debris to an authorized disposal facility. All putrescible waste must be stored in a rodent proof container with tight-fitting lid and removed to an authorized disposal facility a minimum of once every 7 days. Covering solid waste with a tarp does not remove the items from violation. For a definition of solid waste please go to Title 10.03.030 (59), and/or;
2. Place the items that you wish to keep code compliant, by screening them from view or placed within a compliant structure for such use.

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping "S" and a distinct "P".

Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for citation fine amounts of up to \$514 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-compliance may result in a lien upon your property:** Fines, and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after the payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's order may result in the matter being referred to County Counsel for legal action in Circuit Court, which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

From: [Potter, Shane](#)
To: [Jeff Walker](#)
Subject: RE: Property at: 1525 Se Madrona Ln • Milwaukie, OR • 97267
Date: Thursday, April 2, 2026 3:41:00 PM
Attachments: [image001.png](#)

I cannot provide you legal advice as to what you are allowed to do with regards to property. I also am not sure they have vacated the site. They should not be there and if they are found to be occupying the site could be subject to penalties and/or arrest pursuant to the ORS associated with the violation posted on site.

Whoever wants to access the structure will need to address the violation that was posted and I had sent to you. I believe water will need to be connected to the site again to make the structure compliant or at least a plan that I can discuss and can be approved with the Building Official to get back into compliance before any occupancy of the site occurs.

I had sent a copy of the dangerous building posting to you previously. Let me know if you did not get that.

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm
Lobby Hours are M-Th 8 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Jeff Walker <jwalker@ascribeval.com>
Sent: Thursday, April 2, 2026 3:35 PM
To: Potter, Shane <SPotter@clackamas.us>
Subject: Re: Property at: 1525 Se Madrona Ln • Milwaukie, OR • 97267

Warning: External email. Be cautious opening attachments and links.

Hello Shane,

Thank you for the update. Apparently, the occupant is now out of the property. Are we allowed to go ahead and secure the property and change the locks and begin the cleanup process?

Thank you,

Jeff Walker

Evictions Specialist

P: 714-453-4320

E : jwalker@ascribeval.com



400 N Tustin Ave, Suite 402 | Santa Ana, CA | 92705

This email and any attachments are considered confidential and intended only for the addressee. If you are not the addressee, reproduction, use, or distribution of this email is prohibited. If you received this email in error, contact the sender and immediately delete the email and attachments.

On Thu, Apr 2, 2026 at 3:32 PM Potter, Shane <SPotter@clackamas.us> wrote:

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Jeff,

I wanted to provide you an update. We are moving forward with the violation letter for the solid waste since there is putrescible waste on site and the smell was pretty bad when our inspector was on site. Also we have posted the site with a vacate order and do not enter order as of last Sunday at 11:59pm. I have attached a copy of the violation notice that was mailed out today.

Sincerely,

Shane Potter
Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd., Oregon City, OR 97045
Primary Phone: 503-742-4465
spotter@clackamas.us
www.clackamas.us
Hours: M-F from 7:30 am until 4:00 pm
Lobby Hours are M-Th 8 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Jeff Walker <jwalker@ascribeval.com>
Sent: Tuesday, March 24, 2026 8:31 PM
To: Potter, Shane <SPotter@clackamas.us>
Subject: Property at: 1525 Se Madrona Ln • Milwaukie, OR • 97267

Warning: External email. Be cautious opening attachments and links.

Hello Shane,

We received your attached letter regarding the violations at this property. We are currently in the process of completing an eviction on this occupants that are living in the premises. Once the eviction is completed, our preservation team will clean up the property. Are we able to delay this until the eviction is completed?

Thank you,

Jeff Walker
Evictions Specialist
P: 714-453-4320
E: jwalker@ascribeval.com











NOTICE OF VIOLATION

June 25, 2026

Violation No.: V0010826

Finance of America Reverse LLC.
3900 Capital City Blvd.
Lansing, MI 48906

Brandy Woodroska
1525 SE Madrona Ln.
Milwaukie, OR 97267

Sherry Durham
1525 SE Madrona Ln.
Milwaukie, OR 97267

RE: CLACKAMAS COUNTY NO. V0010826

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE – SECTION 12.315.03: USES PERMITTED
2. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 9.02.040(C & D): CLACKAMAS COUNTY BUILDING CODE

ZONING: R-7 (Low Density Residential)
SITE ADDRESS: 1525 SE Madrona Ln., Milwaukie, OR 97267
LEGAL DESCRIPTION T2S, R1E, SECTION 02DC, TAX LOT 09400

Dear Finance of America Reverse LLC., Brandy Woodroska, and Sherry Durham,

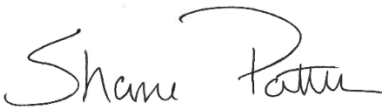
Clackamas County has confirmed that there is an occupied recreational vehicle on site. This is a Priority 2 Zoning Ordinance Violation. To abate the violation, you must complete one of the following **NO LATER THAN: July 25, 2026**

OCCUPIED RECREATIONAL VEHICLE

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. There may be a few options available land use approval review of a recreational vehicle approval. However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.

- b. If you obtain land use approval, you must implement all conditions of approval before continuing the use and before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping "S" and "P".

Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for citation fine amounts of up to \$514 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-compliance may result in a lien upon your property:** Fines, and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after the payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's order may result in the matter being referred to County Counsel for legal action in Circuit Court, which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No. 2600108 - 1

Case No. V0010826

ADMINISTRATIVE CITATION

Date Issued: June 25, 2026

Name and Address of Person(s) Cited:

Name: Finance of America Reverse LLC.
Mailing Address: 3900 Capital City Blvd.
City, State, Zip: Lansing, MI 48906

Brandy Woodroska
1525 SE Madrona Ln.
Milwaukie, OR 97267

Sherry Durham
1525 SE Madrona Ln.
Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 4th day of May, 2026 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 1525 SE Madrona Ln., Milwaukie, OR 97267

Legal Description: T2S, R1E Section 02DC, Tax Lot 09400

Law(s) Violated:

☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B.1, B.5, & B.9)

Description of the violation(s):

- 1) Accumulation of solid waste including putrescible waste throughout the site

Maximum Civil Penalty \$3,500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Shane Potter
Telephone No.: 503-742-4465

Date: June 25, 2026
Department Initiating Enforcement Action: Code Enforcement

V0010826 – 1525 SE Madrona Ln.

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:

Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045

2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____











Citation No. 2600108 - 2

Case No. V0010826

ADMINISTRATIVE CITATION

Date Issued: July 30, 2026

Name and Address of Person(s) Cited:

Name: Finance of America Reverse LLC.
Mailing Address: 3900 Capital City Blvd.
City, State, Zip: Lansing, MI 48906

Brandy Woodroska
1525 SE Madrona Ln.
Milwaukie, OR 97267

Sherry Durham
1525 SE Madrona Ln.
Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 28th day of July, 2026 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 1525 SE Madrona Ln., Milwaukie, OR 97267

Legal Description: T2S, R1E Section02DC, Tax Lot 09400

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.315.03

Description of the violation(s):

- 1) Occupied recreational vehicle without land use approval.

Maximum Civil Penalty \$2,572.00

Fine \$422.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$422.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised that a \$102.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Shane Potter
Telephone No.: 503-742-4465

Date: July 30, 2026
Department Initiating Enforcement Action: Code Enforcement

V0010826 – 1525 SE Madrona Ln.

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:

Clackamas County Code Enforcement Section
150 Beaver Creek Rd.
Oregon City, OR 97045

2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

From: [Jeff Walker](#)
To: [Potter, Shane](#)
Subject: Re: 1525 SE Madrona Ln.
Date: Tuesday, August 4, 2026 7:42:01 AM
Attachments: [image001.png](#)

Warning: External email. Be cautious opening attachments and links.



Hello Shane,

We obtained judgment at the eviction hearing and the Judge gave them until 7/16/25 to vacate. They vacated the property but have been returning to remove their personal property. We have been trying to let them remove their personals so we don't have to trash them out but they are taking longer than expected so we have advised our eviction attorney to contact the Sheriff and to get the lockout scheduled. Once we have a lockout date, I will let you know.

Thank you,

Jeff Walker

Evictions Specialist

P: 714-453-4320

E: jwalker@ascribeval.com



400 N Tustin Ave, Suite 402 | Santa Ana, CA | 92705

This email and any attachments are considered confidential and intended only for the addressee. If you are not the addressee, reproduction, use, or distribution of this email is prohibited. If you received this email in error, contact the sender and immediately delete the email and attachments.

On Fri, Jul 31, 2026 at 8:30 AM Potter, Shane <SPotter@clackamas.us> wrote:

Hi Jeff,

If you can keep me updated on the timeframe of this process I would appreciate it. Yesterday I issued a second citation to the owners and to the two individuals for the occupied recreational vehicle that is onsite. Also can you provide me a timeline currently for the eviction process you are currently in? I had the understanding that occurred this month sometime around the 15th. The next step in our process will be a hearing before a hearings officer on this matter. The issues at this location are getting worse and we are receiving numerous complaints about this site constantly so we need to have this addressed as quickly as possible.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beavercreek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

spotter@clackamas.us

www.clackamas.us

Hours: M-F from 7:30 am until 4:00 pm

Lobby Hours are M-Th 8 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

