



SHERIFF

WASHINGTON COUNTY

STATE OF OREGON
County of Washington

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Court Case# 19CV54510
Sheriff's Case# 2107122

NOTICE OF SHERIFF'S SALE (Real Property)

On January 6, 2022, at the hour of 10:00 AM at the Washington County Sheriff's Office, Civil Unit, Second Floor, Room A-2070, 215 SW Adams Avenue, in the City of Hillsboro, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Washington County Sheriff's Office, subject to redemption, all of the interest that the borrower Samedy Kem and Christine Kem, had on the 7th day of July 2007, the date of the Mortgage, and also all of the interest that borrower had thereafter, in the following described real property:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SECTION LINE COMMON TO SECTIONS 3 AND 2, SOUTH 0° 22' 09" EAST A DISTANCE OF 585.10 FEET FROM A 5/8 INCH X 30 FOOT IRON ROD WITH WAKER ASSOCIATES, INC. CAP MARKING THE ONE-QUARTER CORNER COMMON TO SECTIONS 3 AND 2 SAID TOWNSHIP AND RANGE; THENCE SOUTH 89° 27' 26" EAST A DISTANCE OF 661.10 FEET TO A POINT; THENCE SOUTH 0° 22' 09" EAST A DISTANCE OF 393.38 FEET TO A POINT; THENCE NORTH 58° 08' 00" EAST A DISTANCE OF 70.36 FEET TO A POINT; THENCE SOUTH 0° 22' 09" EAST A DISTANCE OF 235.77 FEET TO A POINT; THENCE SOUTH 78° 45' 59" WEST A DISTANCE OF 403.45 FEET TO A POINT; THENCE NORTH 88° 58' 01" WEST A DISTANCE OF 291.88 FEET TO A POINT; THENCE NORTH 0° 22' 09" WEST A DISTANCE OF 63.33 FEET TO A POINT; THENCE NORTH 88° 58' 01" WEST A DISTANCE OF 33.01 FEET TO THE SECTION LINE COMMON TO SECTIONS 3 AND 2, SAID TOWNSHIP AND RANGE; THENCE NORTH 0° 22' 09" WEST ALONG SAID SECTION LINE A DISTANCE OF 607.58 FEET TO THE POINT OF BEGINNING.

The property is commonly known as: 12900 SW Brighton Ln,
BEAVERTON, OREGON

Said sale is made pursuant to a Writ of Execution dated October 28, 2021, issued out of the Circuit Court of the State of Oregon for the County of Washington where WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2 is plaintiff, and SAMEDY KEM; CHRISTINE KEM; NANDA SIDDAIAH; NARENDRA SIDDAIAH; RES-OR ROCKAWAY, LLC; RIALTO CAPITAL MANAGEMENT, LLC; CAPITAL ONE BANK (USA) NA; RUSSELL W. PIKE; JOHN AND JANE DOES 1 THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY is defendant.

NOTICE TO DEBTOR

**You should be careful about offers to sell rights to surplus funds.
You may have a right to surplus funds remaining after payment of costs and satisfaction of the judgment, as provided in ORS 18.950 (4).**



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If you transfer or sell your right to redemption, you might not have the right to surplus funds.

PROSPECTIVE BIDDERS, READ THIS SECTION CAREFULLY

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

Conditions of Sale:

All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without proof of sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Washington County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowable costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowable costs.

Interested parties can obtain additional information about this sale including the dollar amount owing on the writ, creditor's written bid amount, the current date & time scheduled for the sale, and the final sale price by using the following link searching by either the Sheriff's Case Number or the Court Case Number:

<http://www.co.washington.or.us/sheriff/otherservices/status-of-civil-process.cfm>

PAT GARRETT, Sheriff
Washington County, Oregon

By


Deputy Todd Ehlert