

LANE COUNTY SHERIFF'S OFFICE
Sheriff Clifton G. Harrold



**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY
ON WRIT OF EXECUTION**

On **August 30, 2022, at 10:00 o'clock a.m.**, at the main entrance of the Lane County Sheriff's Office; 125 E. 8th Avenue, Eugene, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to the Lane County Sheriff's Office, **subject to redemption**, all the interest which the defendants had in the following described real property:

Lot 99, APPLGATE LANDING NO. 2, as platted and recorded October 14, 2008. Reception No. 2008-056727, Lane County Deeds and Records, in Lane County, Oregon.

APN/Parcel #: 1827870

The property is commonly known as: 24818 Hawk View Drive, Veneta , OR 97487.

Said sale is made pursuant to a Writ of Execution issued out of the Circuit Court of the State of Oregon for the County of Lane, case number **15CV12392**, dated October 2, 2019, where NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS IN INTEREST AND/OR ASSIGNS, is plaintiff, and RHONDA MCDANIEL AKA RHONDA S. MCDANIEL AKA RHONDA SUZANNE MCDANIEL; HOWARD MCDANIEL AKA HOWARD WAYNE MCDANIEL; VALLEY CREDIT SERVICE, INC.; OREGON AFFORDABLE HOUSING ASSISTANCE CORPORATION; AND OCCUPANTS OF THE PREMISES, is defendant(s). The money award listed in the judgment is **\$381,782.25**.

The Notice of Sale will be posted on the Oregon State Sheriff's Association (OSSA) website, <http://oregonsheriffssales.org/>, for at least 28 days and published in the Register Guard for four consecutive weeks beginning July 27th, 2022.

NOTICE TO DEBTOR, READ THIS SECTION CAREFULLY. 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). 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 need to confirm funds 15 minutes prior to the sale, those who don't have sufficient funds will not be allowed to bid. Only U.S. currency and/or certified cashier's checks made payable to Lane County Sheriff's Office will be accepted. Payment must be made in full immediately upon close of the sale.

Interested parties can find opening bids, postponements etc. by viewing our website at <http://lanecounty.org/cms/one.aspx?pageId=4964459>

Plaintiff's Attorney:
McCarthy Holthus, LLP
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971-201-3200

Clifton G. Harrold, Sheriff
Lane County, Oregon

By: B. Popp, Deputy