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IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT
COUNTY OF CANYON, STATE OF IDAHO

ZIONS BANCORPORATION, N.A. dba
ZIONS FIRST NATIONAL BANK, a
national banking association, fka ZB, N.A.

Plaintiff,

vs.

JLJ LANDS, LLC, an Idaho limited liability
company, JLJ FARMS, LLC, an Idaho limited
liability company, JOSEPH BEUMELER, an
individual, and LAURIEANN
SHOEMAKER, an individual,

Defendants.

NOTICE OF SALE

Civil No. CV14-20-05420

Judge Matthew J. Roker

Under and by virtue of a Writ of Execution/Order for Sale entered by the Court on October 12, 2022 out of and under the seal of the above-entitled Court on an Amended Final Judgment recovered in said Court in the above-entitled action on May 31, 2022 (“**Judgment**”), in favor of the above-named Plaintiff, I am commanded and required to proceed to notice for sale to sell at public auction the real property described in said Writ of Execution/Order for Sale and to apply the proceeds of such sale to the satisfaction of said Judgment with interest thereon and my fees and costs.

The property directed to be sold is situate in Canyon County, State of Idaho, and is

described as follows, to-wit:

Parcel No 1:

Lot 1 and 2 and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 1, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Except:

A tract of land situate in a portion of U.S. Government Lots 2, and 3, Section 1, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. More particularly described as follows:

BEGINNING at the northwest corner of U.S. Government Lot 2, also being the northeast corner of U.S. Government Lot 3, Section 1, Township 5 North, Range 3 West, B.M., marked by a set Aluminum Cap Monument L.S. 4108; thence North $89^{\circ}46'00''$ East along the north line of U.S. Government Lot 2, a distance of 481.42 feet to a set 1/2" Iron Pin L.S. 4108; thence South $01^{\circ}25'04''$ West, a distance of 350.15 feet to a set 1/2" Iron Pin L.S. 4108; thence South $89^{\circ}46'00''$ West, parallel with the north lines of U.S. Government Lots 2, and 3, a distance of 617.40 feet to a set 1/2" Iron Pin L.S. 4108; thence North $00^{\circ}14'00''$ West, a distance of 350.00 feet to a point on the north line of U.S. Government Lot 3, marked by a set 1/2" Iron Pin L.S. 4108; thence North $89^{\circ}46'00''$ East along the north line of U.S. Government Lot 3, a distance of 146.07 feet to the point of beginning.

Parcel No. 2:

Lot 3 and the Southeast Quarter of the Northwest Quarter and the North half of the Southwest Quarter of Section 1, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Except:

A tract of land situate in a portion of U.S. Government Lots 2, and 3, Section 1, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. More particularly described as follows:

BEGINNING at the northwest corner of U.S. Government Lot 2, also being the northeast corner of U.S. Government Lot 3, Section 1, Township 5 North, Range

3 West, B.M., marked by a set Aluminum Cap Monument L.S. 4108; thence North 89°46'00" East along the north line of U.S. Government Lot 2, a distance of 481.42 feet to a set 1/2" Iron Pin L.S. 4108; thence South 01°25'04" West, a distance of 350.15 feet to a set 1/2" Iron Pin L.S. 4108; thence South 89°46'00" West, parallel with the north lines of U.S. Government Lots 2, and 3, a distance of 617.40 feet to a set 1/2" Iron Pin L.S. 4108; thence North 00°14'00" West, a distance of 350.00 feet to a point on the north line of U.S. Government Lot 3, marked by a set 1/2" Iron Pin L.S. 4108; thence North 89°46'00" East along the north line of U.S. Government Lot 3, a distance of 146.07 feet to the point of beginning.

Parcel No. 3:

Water Right No. 63-7088, for irrigation of 111.0 acres, including all right, title and interests in and to all associated, approved or pending change applications, to the extent (and only to the extent) that they pertain to Water Right No. 63-7088 and Water Right No. 63-8349, for irrigation of 296.0 acres, including all right, title and interests in and to all associated, approved or pending change applications, to the extent (and only to the extent) that they pertain to Water Right No. 63-8349 (collectively the "**Water Rights**").

Together with all present and future right, title, interest, benefits, privileges, rights in equity, and contractual rights appurtenant to the Water Rights, to the extent of such appurtenance and to the extent that Grantor is contractually allowed to do so by the terms of such contracts;

Together with all present and future licenses, permits, approvals and agreements from or with any governmental or quasi-governmental agency or entity with respect to the Water Rights; and

Together with all (i) replacements and substitutions for, (ii) additions to, (iii) proceeds and products of (including all insurance proceeds and condemnation awards (or proceeds of any purchase in lieu thereof) which are or may become payable with respect thereto), all or any portion of the items described in the preceding paragraphs.

NOTICE IS HEREBY GIVEN that on the 1st day of February, 2023 at the hour of 9:00 o'clock a.m., at the location of the Main Lobby of the Canyon County Courthouse located at 1115 Albany St., Caldwell, ID 83605, I will attend, offer and sell at public

auction all or so much of the above-described property thus directed to be sold as may be necessary to raise sufficient funds to pay and satisfy the Judgment as set out in said Writ of Execution/Order for Sale to the highest bidder therefore in lawful money. The time period for redemption of the above property is twelve (12) months from the date of sale herein.

The Sheriff, by a Certificate of Sale, will transfer right, title and interest of the judgment debtor in and to the property. The Sheriff will also give possession but does not guarantee clear title nor continue possessory right to the purchaser.

DATED this 14th day of December, 2022.

KIERAN DONAHUE
CANYON COUNTY SHERIFF

By: T. Krein #5988
Civil Deputy

PLAINTIFF HAS THE RIGHT TO SUBMIT A CREDIT BID. SALE MAY BE CANCELLED WITHOUT NOTICE.

NOTE: THE SHERIFF'S OFFICE DOES NOT GUARANTEE CLEAR TITLE OR GUARANTEE CONTINUED POSSESSORY RIGHTS. THE CANYON COUNTY SHERIFF'S DEPARTMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY IN THE ADMISSION OF OR ACCESS TO, OR PARTICIPATION IN ITS PROGRAMS OR ACTIVITIES. REQUEST FOR REASONABLE ACCOMMODATION MUST BE MADE NO LESS THAN 48 HOURS BEFORE THE SCHEDULED SALE. REQUEST FOR REASONABLE ACCOMMODATION FORMS ARE AVAILABLE FROM THE SHERIFF'S OFFICE. 1115 ALBANY STREET. CALDWELL, IDAHO.