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

FREEDOM MORTGAGE CORPORATION,

Plaintiff,

vs.

JERRY C. CARTER (DECEASED) AND  
THE UNKNOWN HEIRS, ASSIGNS AND  
DEVISEES OF JERRY C. CARTER;  
SPOUSE OF JERRY C. CARTER  
(DECEASED); IDAHO CENTRAL CREDIT  
UNION; DOES I THROUGH XX, inclusive,  
AS INDIVIDUALS WITH AN INTEREST,

Defendants.

Case No.: CV14-22-07620

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on December 1, 2022 and entered with the Court on December 1, 2022 and Writ of Execution issued on December 7, 2022 out of and under the seal of the above-entitled Court on a Judgment and Decree of Foreclosure recovered in said Court in the above-entitled action on December 1, 2022, 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 Order of Sale of Foreclosure and Writ of Execution and to apply the proceed of such sale to the satisfaction of said Judgment and Decree of Foreclosure 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:

Lot 9 in Block 4 of Diamond Park No. 3 Subdivision, according to the official plat thereof, filed in Book 20 of Plats at Page 24, records of Canyon County, Idaho.

The above-described property is commonly known as 1030 RUBY DR, NAMPA, ID 83686.

NOTICE IS HEREBY GIVEN that on the 22<sup>nd</sup> day of February, 2023, at the hour of 9:00 o'clock a.m. of said day, at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, ID 83605, County of Canyon, State of Idaho, 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 and Decree of Foreclosure as set out in said Order for Sale of Foreclosure to the highest bidder, for case or certified funds in lawful money. The time period for redemption of the above property is six (6) 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 5<sup>th</sup> day of January, 2023.

KIERAN DONAHUE  
Sheriff of Canyon County

By: T. Krein #5988  
Deputy Sheriff

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 OFFICE 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.