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Attorneys for Plaintiff

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

IDAHO HOUSING AND FINANCE
ASSOCIATION,

Plaintiff,

v.

Heirs and Devisees of JENNIFER HAGE, et
al.,

Defendants.

Case No. CV14-23-01391

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Date of Sale: 12/13/23

Time of Sale: 9:00 AM

Place of Sale: Canyon County Courthouse

Under and by virtue of an Order and Decree of Foreclosure and Judgment (“Judgment”) issued by the District Court in Canyon County, on October 10, 2023, wherein Idaho Housing and Finance Association, Plaintiff, recovered a Decree of Foreclosure against certain Defendants, and under and by virtue of a Writ of Execution issued out of the above-entitled Court, I am commanded to sell, at public auction, in the manner prescribed by law, the following real property, commonly known as: **22165 Tucker Rd., Greenleaf, ID 83626**, and particularly described as:

Being a portion of the Southeast quarter of the Southwest quarter of Section 8, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying West of Tucker Road, and more particularly described as follows:

Commencing at a 5/8” rebar marking the corner common to Sections 7, 8, 18 and 17, Township 4 North, Range 4 West, Boise Meridian, from which the South quarter corner of said Section 8, bears North 89°32’46” East, 2627.76 feet; thence

North 89°32’46” East, 1314.25 feet along the South line of the Southwest quarter of said Section 8 to a 5/8” rebar marking the Southwest corner of said Southeast quarter of the Southwest quarter and the Real Point of Beginning; thence

North 00°48’20” East, 750.30 feet along the West line of said Southeast quarter of the Southwest quarter to a 5/8” rebar, thence South 66°58’58” East, 347.02 feet to the intersection with a line

parallel to and 25.00 feet Westerly of the centerline of Tucker Road as now constructed; thence along said parallel line the following courses:
South 14°16'57" West, 33.11 feet to the beginning of a curve to the left; thence along said curve to the left, said curve having a radius of 5025.00 feet, an arc distance of 202.53 feet, a central angle of 02°18'33", and a chord bearing and distance of South 13°07'41" West, 202.51 feet; thence South 11°58'24" West, 95.73 feet to the beginning of a curve to the right; thence along said curve to the right, said curve having a radius of 675.00 feet, an arc distance of 141.29 feet, a central angle of 11°59'34", and a chord bearing and distance of South 17°58'11" West, 141.03 feet; thence South 23°57'58" West, 171.06 feet to the intersection with the South line of said Southeast quarter of the Southwest quarter; thence leaving said parallel line and along said South line South 89°32'46" West, 142.93 feet to the Real Point of Beginning.

PUBLIC NOTICE IS HEREBY GIVEN that on the 13th day of December 2023, at the hour of 9:00 o'clock, a.m., of said day, in the Main Lobby of the Canyon County Courthouse located at 1115 Albany St., Caldwell, Idaho, I will, in obedience to said Judgment and Writ of Execution, sell the above-described property, or so much thereof as may be necessary to satisfy the Judgment aforesaid, as provided in the above Judgment, with interest thereon and costs, to the highest bidder for cash in lawful money of the United States of America, or credit bid by the judgment lienholder, Idaho Housing and Finance Association.

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

The highest bidder must tender to the Sheriff the full bid amount, in the form of a cashier's check, within 2 hours after the time of sale.

The above-described parcel of real property is subject to redemption within six (6) months after the sale, pursuant to Idaho Code § 11-402.

GIVEN UNDER My hand this 30th day of October, 2023.

KIERAN DONAHUE
Canyon County Sheriff, Idaho

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.