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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

THE FEDERAL SAVINGS BANK,

Plaintiff,

vs.

WILLIAM CHARLES WARDEN
(DECEASED) AND THE UNKNOWN
HEIRS, ASSIGNS, AND DEVISEES OF
WILLIAM CHARLES WARDEN;
CYNTHIA LOUISE WARDEN; SPOUSE
OF WILLIAM CHARLES WARDEN
(DECEASED); DOES I THROUGH XX,

Defendants.

Case No.: CV14-23-02560

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed September 6, 2023 and entered with the Court on September 7, 2023 and Writ of Execution issued on January 16, 2024 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 September 7, 2023 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 7 IN BLOCK 3 OF RAIN TREE MEADOWS NO. 1
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT
THEREOF, FILED IN BOOK 25 OF PLATS AT PAGE(S) 33,
RECORDS OF CANYON COUNTY, IDAHO.

The above-described property is commonly known as 3201 RAIN TREE DR, NAMPA, ID 83686.

NOTICE IS HEREBY GIVEN that on the 13th day of March, 2024, at the hour of 9:00 o'clock a.m. of said day, at the location of the Main Lobby of Canyon County Courthouse located at, 1115 Albany Street, Caldwell, ID 83605, 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 cash 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 31st day of January, 2024.

KIERAN DONAHE
Sheriff of Canyon County

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 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.