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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 MARY SELLERS, et
al.,

Defendants.

Case No. CV14-23-09149

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Date of Sale: 5/8/24

Time of Sale: 9:00

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 February 22, 2024, 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: **210 N. Fouch Ave., Parma, ID 83660**, and particularly described as:

COMMENCING at a point on the Northwesterly line of Lot 1, Block 69, 60 feet Southwesterly from the Northwesterly corner of said Lot 1, Block 69; thence running Southwesterly on said Northwesterly line of said lot and block a distance of 40 feet; thence at right angles in a Southeasterly direction a distance of 100 feet to the Southeasterly line of Lot 4, Block 69; thence at right angles in a Northeasterly direction on the Southeasterly line of Lot 4, Block 69 a distance of 40 feet; thence at right angles in a

Northwesterly direction a distance of 100 feet to the POINT AND PLACE OF BEGINNING, all in BATES ADDITION, Parma, Canyon County, Idaho, according to the plat filed in the records of said County.

PUBLIC NOTICE IS HEREBY GIVEN that on the 8th day of May 2024, at the hour of 9:00o'clock, a.m., of said day, at the location of 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 following the 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 1st day of April, 2024.

KIERAN DONAHUE
Canyon County Sheriff, Idaho

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