

Brian Sayer, Atty. Reg. No. 8915  
Marcello G. Rojas, Atty. Reg. No. 10463  
THE SAYER LAW GROUP, P.C.  
925 E. 4th St., Waterloo, IA 50703  
(319) 234-2530 | (319) 232-6341 (fax)  
generalupdates@sayerlaw.com  
*Attorney for Plaintiff*

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

<p>CAG National Fund II LLC,  Plaintiff,  vs.  The Heirs and Devisees of Rosie Millward, The Heirs and Devisees of Joseph J. Millward, and Unknown Occupants, If Any, of 1100 Burnett Dr. 610, Nampa, ID 83651,  Defendants.</p>	<p>Case No. CV14-23-02556  <b>NOTICE OF SHERIFF'S SALE</b></p>
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PUBLIC NOTICE IS HEREBY GIVEN that the following described property will be sold at public auction to the highest bidder, payable in lawful money to the United States at the time of sale, on the **5<sup>th</sup> day of June, 2024, at 9:00 AM (MT)**, of said day, **at the main lobby of the Canyon County Courthouse 1115 Albany St Caldwell, Idaho**, for the purpose of foreclosing a Deed of Trust as described in the Judgment and Order of Foreclosure entered in this case:

**Lot E-10 of SILVERCREST ESTATES P.U.D., according to Record of Survey recorded as Instrument No. 9106719, records of Canyon County, Idaho, more particularly described as follows:**

**Commencing at the Southwest corner Section 17, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, thence;  
South 89°26'32" East along the South line of said Section 17, 1,720.34 feet to a point, thence;  
North 00°31'25" East 571.00 feet to a point, thence;  
South 89°25'32" East 326.50 feet to a point being the Southwest corner of Lot E-14 of said SILVERCREST ESTATES P.U.D., thence;  
North 30°00'00" West 129.95 feet to a point, thence;  
North 00°31'25" East 42.89 feet to a point being the Northwest corner of**

**Lot-12 of SILVERCREST ESTATES P.U.D., thence;  
South 89°28'35" East 75.63 feet to a point being the Northwest corner of said  
Lot E-12; thence Northeasterly 12.08 feet along a curve to the right said  
curve having a central angle of 15°23'12", a radius of 45.00 feet and a long  
chord which bears  
North 34°25'35" East 12.05 feet to the REAL POINT OF BEGINNING; thence  
continuing Northeasterly 30.36 feet along a curve to the right said curve  
having a central angle of 38°39'39", a radius of 45.00 feet and a long chord  
which bears  
North 61°27'00" East 29.79 feet to a point on a reverse curve; thence  
Northeasterly 28.01 feet along said reverse curve to the left said curve  
having a central angle of 80°15'25", a radius of 20.00 feet and a long chord  
which bears  
North 40°39'08" East 25.78 feet to a point, thence;  
North 00°31'25" East 40.81 feet to a point, thence  
North 89°28'35" West 90.00 feet to a point, thence;  
South 00°31'25" West 75.00 feet to a point, thence;  
South 89°28'35" East 47.35 feet to the REAL POINT OF BEGINNING.**

Which may commonly be known as: 1100 Burnett Dr. 610 , Nampa, ID 83651.

This is done under and by virtue of a Writ of Execution issued out of the District Court for the Third Judicial District of the State of Idaho, in and for the County of Canyon, Case No. CV14-23-02556, upon the 3<sup>rd</sup> day of April, 2024. Wherein CAG National Fund II LLC obtained a Judgment, Order of Sale, and Decree of Foreclosure for the amount of the obligation secured by the real property in the sum of three hundred seventy-two thousand six hundred seven dollars and fifteen cents. (\$372,607.15), plus interest, and that all of the named Defendants shall be barred and foreclosed from all right, title, and interest in and to the below described property;

The successful bidder, which will bid on its credit, must be prepared to pay the entire amount of its bid, in certified funds, within 2 hours after the sale. Payment may be made only in the form of a cashier's check drawn on a federally insured state or national bank or a check drawn by a federally insured credit union, savings and loan association, or savings bank.

The time period for redemption of the property is six (6) months from the date of sale herein in accordance with Idaho Code §11-401 *et seq.* The Sheriff, by a Certificate of Sale, will transfer right, title and interest 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 24<sup>th</sup> day of April, 2024.

KIERAN DONAHUE  
Canyon County Sheriff

K.BEARD 5943  
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.