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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

LAND VIEW, INC., an Idaho corporation

Plaintiff,

vs.

JOSEPH E. BEUMELER, an individual; and
LAURIEANN B. SHOEMAKER, an
individual; and PORTFOLIO RECOVERY
ASSOCIATES, LLC, an Idaho limited
liability company; JKBS FARMS, LLC, a
South Dakota limited liability company, and
ALL UNKNOWN OWNERS, HEIRS,
DEVISEES and OCCUPANTS, and any and
all who have or claim an interest in the
following described real estate located in
Canyon County, Idaho, to-wit: A tract of
land situate in a portion of U.S. Government
Lots 2, and 3, Section 1, Township 5 North,
Range 3 West, Boise Meridian, Canyon
County, Idaho. More particularly described as
follows: Beginning at the Northwest corner of
U.S. Government Lot 2, also being the
Northeast corner of U.S. Government Lot 3,
Section 1, Township 5 North, Range 3 West,
Boise Meridian, marked by a set aluminum
cap monument L.S. 4108; thence North
89°46'00" East along the North line of U.S.
Government Lot 2, a distance of 481.42 feet

Case No. CV-14-23-1654

NOTICE OF SHERIFF'S SALE

to a set half-inch iron pin L.S. 4108; thence South 01°25'04" West, a distance of 350.15 feet to a set half-inch iron pin L.S. 4108; thence South 89°46'00" West, parallel with the North lines of U.S. Government Lots 2, and 3 a distance of 617.40 feet to a set half-inch iron pin L.S. 4108; thence North 00°14'00" West, a distance of 350.00 feet to a point on the North line of U.S. Government Lot 3, marked by a set half-inch iron pin L.S. 4108; thence North 89°46'00" East along the North line of U.S. Government Lot 3, a distance of 146.07 feet to the Point of Beginning.

Together with a 28 foot wide Ingress and Egress Easement, the centerline of said easement being more particularly described as follows:

Commencing at the Northwest corner of U.S. Government Lot 2, Section 1 Township 5 North, Range 3 West, Boise Meridian, marked by a set 5/8" iron pin and aluminum cap monument LS 4108; Thence North 89°46'00" East along the north line of Lot 2, a distance of 481.42 feet to a set 1/2" iron pin L.S. 4108; Thence South 01°25'04" West, a distance of 350.15 feet to a set 1/2" iron pin L.S. 4108; Thence South 89°46'00" West and parallel with the North line of Lot 2, a distance of 389.54 feet to a point on the centerline of said 28.00 foot wide Ingress and Egress Easement and the Real Point of Beginning; Thence Southwesterly along the centerline of said easement, the following courses and distances; South 33°09'41" West, a distance of 163.31 feet; South 61°48'37" West, a distance of 135.71 feet; South 88°19'40" West, a distance of 475.98 feet to a point on the centerline of Emmett Road and the terminus of said easement.

Defendants.

BY VIRTUE of a Writ of Execution dated September 17, 2024, directed to me as Sheriff of the County of Canyon, and issued out of the above entitled court on a Judgment rendered in such court on August 7, 2024, in favor of the Plaintiff herein and against the Defendants for the total sum of \$78,157.38 plus accruing interest and costs, I have heretofore levied on all right, title and interest of the Defendants in and to the real property described as:

A tract of land situate in a portion of U.S. Government Lots 2, and 3, Section 1, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. More particularly described as follows: Beginning at the Northwest corner of U.S. Government Lot 2, also being the Northeast corner of U.S. Government Lot 3, Section 1, Township 5 North, Range 3 West, Boise Meridian, marked by a set aluminum cap monument L.S. 4108; thence North 89°46'00" East along the North line of U.S. Government Lot 2, a distance of 481.42 feet to a set half-inch iron pin L.S. 4108; thence South 01°25'04" West, a distance of 350.15 feet to a set half-inch iron pin L.S. 4108; thence South 89°46'00" West, parallel with the North lines of U.S. Government Lots 2, and 3 a distance of 617.40 feet to a set half-inch iron pin L.S. 4108; thence North 00°14'00" West, a distance of 350.00 feet to a point on the North line of U.S. Government Lot 3, marked by a set half-inch iron pin L.S. 4108; thence North 89°46'00" East along the North line of U.S. Government Lot 3, a distance of 146.07 feet to the Point of Beginning.

Together with a 28 foot wide Ingress and Egress Easement, the centerline of said easement being more particularly described as follows: Commencing at the Northwest corner of U.S. Government Lot 2, Section 1 Township 5 North, Range 3 West, Boise Meridian, marked by a set 5/8" iron pin and aluminum cap monument LS 4108; Thence North 89°46'00" East along the north line of Lot 2, a distance of 481.42 feet to a set 1/2" iron pin L.S. 4108; Thence South 01°25'04" West, a distance of 350.15 feet to a set 1/2" iron pin L.S. 4108; Thence South 89°46'00" West and parallel with the North line of Lot 2, a distance of 389.54 feet to a point on the centerline of said 28.00 foot wide Ingress and Egress Easement and the Real Point of Beginning; Thence Southwesterly along the centerline of said easement, the following courses and distances; South 33°09'41" West, a distance of 163.31 feet; South 61°48'37" West, a distance of 135.71 feet; South 88°19'40" West, a distance of 475.98 feet to a point on the centerline of Emmett Road and the terminus of said easement.

Commonly known as 29862 Emmett Road, Caldwell, Idaho 83607. And any and all additions, accessions, replacements thereto, and any and all existing or subsequently erected or

affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Public notice is hereby given that I, the undersigned, Sheriff of Canyon County, will sell on the 4th day of December, 2024, at 9:00 o'clock a.m., at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, ID 83605, I will attend, offer and sell at public auction to the highest bidder for cash, all right, title and interest of the Defendants in and to the above described real property, or so much thereof as may be necessary to raise sufficient money to satisfy the execution, together with interest and costs.

DATED This 17th day of October, 2024.

KIERAN DONAHUE
CANYON COUNTY SHERIFF

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.