

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on September 5, 2024, and an Order of Sale of Foreclosure issued on September 11, 2024, out of the District Court of Third Judicial District of the State of Idaho, in and for the County of Canyon in the case of:

FANNIE MAE,

Plaintiff,

v.

HERON AID PROPCO, LLC; MASTER
TENANT (FNMA-B) AID OPCO, LLC;
DOES 1 THROUGH 10, INCLUSIVE,

Defendants.

Case No. CV14-23-06415

Sheriff Case No. 24-012000

NOTICE OF SALE

Date of Sale: 12/11/24

Time of Sale: 9:00 AM

Place of Sale: Canyon County Courthouse

NOTICE IS HEREBY GIVEN, that on the 11th day of December, 2024, at 9:00 o'clock a.m. of said day, at the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, ID 83605, I am commanded and required to proceed to notice for sale to sell at public auction the real property described in said Order for Sale of Foreclosure and Writ of Execution and to apply the proceeds of such sale to the satisfaction of said Judgment and Decree of Foreclosure with interest thereon and my fees and costs, all payable at time of sale to the highest bidder, for the following described property, situated in Canyon County, Idaho:

715 W Comstock Ave., Nampa, ID 83651 and legally described as follows:

A portion of Block 10, Home Subdivision, Canyon County, Idaho, according to the plat filed in Book 4 of Plats, Page 47, records of said county, situate in the North Half of the North Half of the East Half of the Southwest Quarter of the Southwest Quarter of Section 16, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence

South 00°32'10" West a distance of 30 feet along the Easterly boundary of the Southwest Quarter of the Southwest Quarter of said Section 16 to the Southeast corner of Comstock Acres No. 1 Subdivision, Canyon County, Idaho, according to the plat filed in Book 7 of Plats, Page 17, records of said county; thence

North 89°52'25" West a distance of 400.78 feet along the Southerly boundary of said Comstock Acres No. 1 Subdivision and the Southerly right-of-way of W. Comstock Avenue to a point on a line parallel with and 15 feet Southwesterly of the existing top bank of the Pioneer Irrigation Lateral, being the REAL POINT OF BEGINNING; thence

South 42°01'14" East a distance of 163.29 feet along a line parallel with and 15 feet Southwesterly of the existing top of bank of the Pioneer Irrigation Lateral; thence

South 43°09'16" East a distance of 247.51 feet along a line parallel with and 15 feet Southwesterly of the existing top of bank of the Pioneer Irrigation Lateral to a point on the Northerly boundary of Orchard Drive Subdivision, Canyon County, Idaho, according to the plat filed in Book 14 of Plats, Page 20, records of said county; thence

North 89°53'40" West a distance of 544.18 feet along the Northerly boundary of said Orchard Drive Subdivision and the Northerly boundary of the Orchard Estates Subdivision, Canyon County, Idaho, according to the plat filed in Book 19 of Plats, Page 27, records of said county, to the Easterly boundary line extended of Comstock Subdivision, Canyon County, Idaho, according to the plat filed in Book 20 of Plats, Page 31, records of said county; thence

North 00°39'10" East a distance of 301.47 feet along the Easterly boundary of said Comstock Subdivision to the Southerly boundary of said Comstock Acres No. 1 Subdivision and the Southerly right-of-way of W. Comstock Avenue; thence

South 89°52'25" East a distance of 262.15 feet along the Southerly boundary of said Comstock Acres No. 1 Subdivision and the Southerly right-of-way of W. Comstock Avenue to the REAL POINT OF BEGINNING.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligation of Defendants pursuant to the Judgment entered in this matter, and recorded in the official records of Canyon County.

The real property sold at the sale shall be subject to the redemption rights of redemptioners,

as that term is defined in Idaho Code Section 11-402, may redeem the property from the purchaser within six months after the sale, upon paying the purchaser the amount of their purchase, with interest on that amount at the rate allowed by Idaho Code from the date of the sale to the date of redemption, together with the amount of any assessment or taxes which the purchaser may have paid after the commencement of the action and which are not included in the judgment and interest allowed pursuant to Idaho Code Section.

In the event the purchaser is a creditor having a prior lien to that of the redemptioners, other than the judgment under which the purchase is made, the purchaser will also be entitled to payment of that lien amount with interest at the rate allowed in Idaho Code Section 18-22-104(1).

The Sheriff, by Certificate of Sale, will transfer all right, title and interest of the judgment debtors in and to the property at the time of execution of attachment was levied.

DATED this 23rd 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.

EVERY PERSON WHO INTENTIONALLY DEFACTES, OBLITERATES, TEARS DOWN OR DESTROYS THIS NOTICE, BEFORE THE EXPIRATION OF THE TIME FOR WHICH IT IS TO REMAIN SET UP, IS GUILTY OF A MISDEMEANOR (I.C. ' 18-3205).