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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

IDAHO HOUSING AND FINANCE
ASSOCIATION,

Plaintiff,

v.

HEIRS AND DEVISEES OF DANNY
PIERCE; SPOUSE OF DANNY PIERCE;
GOODLEAP LLC; and JOHN DOE and
JANE DOE,

Defendants.

Case No. CV14-24-07495

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Date of Sale: January 29, 2025

Time of Sale: 9:00 am MT

**Place of Sale: Main Lobby, Canyon County
Courthouse, 1115 Albany St.,
Caldwell, Idaho, 83605.**

Under and by virtue of an Order and Decree of Foreclosure and Judgment ("Judgment") issued by the District Court in Canyon County, on November 4, 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: **1427 Missoula Way, Caldwell, ID 83605**, and particularly described as:

**Lot 3 in Block 1 of Jodeen Subdivision, according to the official plat thereof, filed in Book 17 of Plats at Page(s) 43, records of Canyon County, Idaho.
Excepting therefrom:
Beginning at the Northerly corner of Lot 3, Block 1, Jodeen Subdivision;
thence**

**South 28°37'00" East 30 feet, along the Easterly boundary of said Lot 3 to the South boundary of the Dixie Drain Easement Line, the Point of Beginning; thence continuing
South 28°37'00" East along the Easterly line of said Lot 3, 30 feet; thence South 64°08'04" West parallel with the Northerly line of said Lot 3, 16 feet; thence North 28°37'00" West parallel with the Easterly line of said lot 3, 30 feet to a point on the Southerly easement line of the Dixie Drain right of way, thence
North 64°08'04" East, 16 feet to the Point of Beginning.**

PUBLIC NOTICE IS HEREBY GIVEN that on Wednesday, the 29th day of January, 2025, at the hour of 9:00 o'clock, a.m., of said day, at 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, at the time of 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 13th day of December, 2024.

KIERAN DONAHUE
Canyon County Sheriff, Idaho

By T. Krein #5988
Deputy Sheriff

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.