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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**

Deutsche Bank National Trust Company, as
Indenture Trustee, on behalf of the owners of
the Accredited Mortgage Loan Trust 2004-4
Asset Backed Notes,

Plaintiff,

v.

Unknown Heirs and Devisees of the Estate of
Eugenie L. Morris; Canyon County
Catastrophic Health Care Costs
Program/Indigent Services; and Unknown
Parties in Possession of or with an interest in
the real property commonly known as:

1124 11th Avenue North, Nampa, ID 83687,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: CV14-24-02602

Under and by virtue of a Third Writ of Special Execution issued in the above-entitled action on the 27th day of November, 2024, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Beginning at a point on the West line of the Northeast quarter of the Northwest quarter of Section 23, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, a distance of 915 feet North of the Southwest corner of the aforesaid Northeast quarter of the Northwest quarter, which point is the intersection of the West boundary line of the aforesaid Northeast quarter of the Northwest quarter with the Southeasterly boundary line of 11th Avenue North, City of Nampa, Idaho thence

North 43°4' East 140.4 feet along the Southeasterly boundary line of 11th Avenue North to the real point of beginning; thence continuing

North 43°4' East a distance of 142 feet along the Southeasterly boundary line of 11th Avenue North; thence
South 12°36' East approximately 266 feet; thence
North 46°56' West a distance of 219.6 feet to the real point of beginning
NOW KNOWN AS:

Part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as follows:

Commencing at a found Brass Cap marking the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence

N 00°26'05" W 913.28 feet (formerly 912.91 feet) along the West line of the Northeast Quarter of the Northwest Quarter of said section to a point on the East right-of-way of 11th Ave. (said point being 25 feet East of the centerline of 11th Ave); thence

N 43°10'02" E 138.19 feet along the East line of said right-of-way to the Point of Beginning; thence

N 43°10'02" E 129.89 feet along said East line of said right-of-way; thence

S 28°18'25" E 174.02 feet; thence

S 60°47'41" W 33.52 feet; thence

S 58°50'04" W 45.17 feet to a point on the North line of Fran Subdivision; thence

N 46°29'53" W 142.66 feet along said North line to the Point of Beginning.

Commonly known as: 1124 11th Avenue North, Nampa, ID 83687.

Notice is hereby given that on the 19th day of February, 2025, at 9:00 AM, at the location of the Main Lobby of the Canyon County Courthouse at 1115 Albany Street, Caldwell, ID 83605, the above-described property will be sold to the highest bidder to satisfy Plaintiff's judgment, with interest and costs.

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 sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property.

The purchaser will be entitled to a deed for the premises so sold at the expiration of the six-month redemption period.

The Sheriff will give possession, but does not guarantee clear title nor continue possessory right to the purchaser.

Dated this 27th day of December, 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.