

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on January 7th, 2025 and an Order of Sale of Foreclosure issued on January 6, 2025, out of the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon in the case of:

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS TRUSTEE,
AS SUCCESSOR-IN-INTEREST TO U.S.
BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET
SECURITIES CORPORATION, HOME
EQUITY MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES
2006-KS7,

Plaintiff,

v.

CARLOS ORTIVEZ; THE UNKNOWN
HEIRS, ASSIGNS AND DEVISEES OF
ESTHER ORTIVEZ; AND DOES 1
THROUGH 20, et al.,

Defendants.

Case No. CV14-24-09467

Sheriff Case No. 25-000323

NOTICE OF SALE

Date of Sale: 3/5/25

Time of Sale: 9:00 AM

Place of Sale: Canyon County Courthouse
1115 Albany St.
Caldwell, ID 83605

NOTICE IS HEREBY GIVEN, that on the 5th day of March, 2025, at 9:00 o'clock a.m. of said day, at the location of the Main Lobby of the Canyon County Courthouse located at 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:

213 Hudson Street, Nampa, ID 83651 and legally described as follows:

THE EAST 65 FEET OF BLOCK 24 OF YALE PARK SUBDIVISION, IN

NAMPA, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
CANYON COUNTY, IDAHO

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 13th day of January, 2025.

KIERAN DONAHUE, SHERIFF OF
CANYON COUNTY, IDAHO

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 DEFACES, 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).