

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on the 19th day of February, 2025, and an Order of Sale of Foreclosure issued January 31, 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:

FIFTH THIRD BANK, NATIONAL ASSOCIATION,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CAMERINA MENDOZA AKA CAMERINA MENDOZA BASULTO; JOSE OVIDIO AMAYA; STATE OF IDAHO, DEPARTMENT OF HEALTH AND WELFARE; AND DOES 1 THROUGH 20, et al.,

Defendants.

Case No. CV14-24-06650

Sheriff Case No. 25-001793

NOTICE OF SALE

Date of Sale: 4/23/25

Time of Sale: 9:00 AM

Place of Sale: Canyon County Courthouse

NOTICE IS HEREBY GIVEN, that on the 23rd day of April, 2025, at 9:00 o'clock a.m. of said day, at the location of the of 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:

313 5th Street, Wilder, ID 83676 and legally described as follows:

LOT 2, BLOCK 8, MITCHELL'S ADDITION, WILDER, CANYON COUNTY, IDAHO, ACCORDING TO THE PLAT FILED DECEMBER 14, 1917 IN BOOK 4 OF PLATS, PAGE 9, RECORDS OF SAID COUNTY. EXCEPTING

THEREFROM: A STRIP OF LAND BEING ON THE WESTERLY SIDE OF THE CENTERLINE OF U.S. HIGHWAY 95 - PROJECT NO. F-3311(1) HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO, AND BEING A PORTION OF LOT 2, BLOCK 8, MITCHELL'S ADDITION, WILDER, CANYON COUNTY, IDAHO, ACCORDING TO THE PLAT FILED IN THE RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 8, MITCHELL'S ADDITION, WILDER, CANYON COUNTY, IDAHO; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 54.0 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 14.86 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL WITH AND 40.0 FEET WESTERLY FROM THE CENTERLINE OF SAID U.S. HIGHWAY 95 - PROJECT NO. F-3311(1) HIGHWAY SURVEY; THENCE SOUTH 0°02'16" EAST ALONG SAID PARALLEL LINE 54.0 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID LOT 2; THENCE EASTERLY ALONG SAID SOUTH LINE 14.87 FEET, MORE OR LESS, 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 5th day of March, 2025.

KIERNAN 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 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).