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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**

KeyBank National Association, Plaintiff, v. Unknown Heirs and Devisees of the Estate of Carole Ann Hudson; Unknown Heirs and Devisees of the Estate of Grady J. Hudson; Falcon Ridge Homeowners' Association, Inc.; and Unknown Parties in Possession of or with an interest in the real property commonly known as: 1314 W Hawk Ct, Nampa, ID 83651, Defendants.	NOTICE OF SHERIFF'S SALE Case No.: CV14-24-09103
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Under and by virtue of a Writ of Special Execution issued in the above-entitled action on April 11, 2025, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 47, Block 4, FALCON RIDGE SUBDIVISION NO. 3, Canyon County, Idaho,
according to the plat filed In Book 30 of Plats, Page 45, records of said County.

Property Address: 1314 W Hawk Ct, Nampa, ID 83651

Notice is hereby given that on the 11th day of June, 2025, at 9:00 AM at 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 time of 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 1st day of May, 2025.

KIERAN DONAHUE, CANYON COUNTY
SHERIFF

Trudie Krein #5988
By: 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.