

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on the 6th day of November, 2017, and an Order of Sale of Foreclosure issued on the 12th day of October, 2017, 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:

LSF9 MASTER PARTICIPATION TRUST,

Plaintiff,

v.

THE DICK APPLETON TRUST; THE UNKNOWN SUCCESSOR TRUSTEE OF THE DICK APPLETON TRUST; RICHARD W. APPLETON (deceased), AS TRUSTEE OF THE DICK APPLETON TRUST; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF RICHARD APPLETON; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; GMAC MORTGAGE, LLC DBA DITECH.COM; CITY OF CALDWELL; CALDWELL MUNICIPAL IRRIGATION DISTRICT; SOUTHERN HEIGHTS HOMEOWNERS ASSOCIATION; AND DOES 1 THROUGH 20, INCLUSIVE, INCLUDING ALL PARTIES WITH AN INTEREST IN REAL PROPERTY, Commonly Known As 5609 Lakewood Avenue Caldwell, Idaho 83607 and legally described as:
LOT 8, BLOCK 6, SOUTHERN HEIGHTS UNIT NO. 3 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 29 OF PLATS AT PAGE(S) 4, RECORDS OF CANYON COUNTY, IDAHO,

Defendants.

Case No. CV-2016-0012727-C

Sheriff Case No. 18-00385

NOTICE OF SALE

Date of Sale: 2/28/18

Time of Sale: 9:00 a.m.

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

NOTICE IS HEREBY GIVEN, that on the 28th day of February, 2018, at 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 83605, I will sell all the right, title and interest of the said Defendants in and to the said property described herein, at public auction, to the highest bidder for cash in currency of the United States of America, all payable at time of sale the following described property, situated in Canyon County, Idaho:

5609 Lakewood Avenue, Caldwell, ID 83607, and legally described as follows:

LOT 8, BLOCK 6, SOUTHERN HEIGHTS UNIT NO. 3 SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 29 OF PLATS AT
PAGE(S) 4, RECORDS 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 on October 12, 2017 and recorded in the official records of Canyon County. Whereas a Writ of Execution issued out of the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon, in the above name case on November 6th, 2017.

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 11-401, 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 Section 28-22-401(1) 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 28-22-104(1).

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 16th day of January, 2018.

KIERAN DONAHUE
SHERIFF OF CANYON COUNTY

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 DEFACTS, 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).