

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on December 28th, 2017 and an Order of Sale of Foreclosure issued on December 13, 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,
BY CALIBER HOME LOANS, INC.,
SOLELY IN ITS CAPACITY AS SEVICER,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS, AND DEVISEES OF FRANCISCA L. AVILA aka FRANCISCA AVILA aka FRANCES AVILA; CITY OF PARMA; and DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as, 210 N. Fouch Street, Parma, ID 83660, and legally described as: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 1, BLOCK 69, 60 FEET SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 69; THENCE RUNNING SOUTHWESTERLY ON SAID NORTHWESTERLY LINE OF SAID LOT AND BLOCK A DISTANCE OF 40 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 100 FEET TO THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 69; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ON THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 69 A DISTANCE OF 40 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF 100 FEET TO THE POINT AND PLACE OF BEGINNING, ALL IN BATES ADDITION, PARMA, CANYON COUNTY, IDAHO, ACCORDING TO THE

Case No. CV-2017-0006179-C

Sheriff Case No. 18-00401

NOTICE OF SALE

Date of Sale: 2/28/18

Time of Sale: 9:10 a.m.

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

PLAT FILED IN THE RECORDS OF SAID
COUNTY,

Defendants.

NOTICE IS HEREBY GIVEN, that on the 28th day of February, 2018, at 9:10 o'clock a.m. of said day, at the Main Lobby of the Canyon County Courthouse, located at 1115 Albany St., Caldwell, ID 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:

210 N. Fouch Street, Parma, ID 83660, and legally described as follows:

COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 1, BLOCK 69, 60 FEET SOUTHWESTERLY FROM THE NORTHWESTERLY CORNER OF SAID LOT 1, BLOCK 69; THENCE RUNNING SOUTHWESTERLY ON SAID NORTHWESTERLY LINE OF SAID LOT AND BLOCK A DISTANCE OF 40 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 100 FEET TO THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 69; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ON THE SOUTHEASTERLY LINE OF LOT 4, BLOCK 69 A DISTANCE OF 40 FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION A DISTANCE OF 100 FEET TO THE POINT AND PLACE OF BEGINNING, ALL IN BATES ADDITION, PARMA, CANYON COUNTY, IDAHO, ACCORDING TO THE PLAT FILED IN THE RECORDS OF SAID COUNTY.

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 December 13, 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 December 28th, 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

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).