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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**

THE BANK OF NEW YORK MELLON )  
 FKA THE BANK OF NEW YORK, AS )  
 TRUSTEE FOR THE )  
 CERTIFICATEHOLDERS OF CWALT, )  
 INC. ALTERNATIVE LOAN TRUST 2007- )  
 10CB, MORTGAGE PASS-THROUGH )  
 CERTIFICATES, SERIES 2007-10CB, )

Case No. CV-2017-2223

**NOTICE OF SHERIFF'S SALE**

Plaintiff,

vs.

THE ESTATE OF LAURA M. REED, )  
 DECEASED; JOHN/JANE DOE REED, )  
 SPOUSE OF LAURA M. REED, )  
 DECEASED; THE UNKNOWN HEIRS OF )  
 LAURA M. REED; THE UNKNOWN )  
 DEVISEES OF LAURA M. REED, )  
 DECEASED; STATE OF IDAHO )  
 DEPARTMENT OF HEALTH AND )  
 WELFARE; JOHN AND JANE DOES I )  
 THROUGH V, OCCUPANTS OF THE )  
 SUBJECT REAL PROPERTY, AND THE )  
 UNKNOWN OWNERS OF THE )  
 PROPERTY HEREIN DESCRIBED, )

Defendants.

Under and by virtue of 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, Case No. CV-2017-2223, upon the 14th day of May 14, 2018, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT,

INC. ALTERNATIVE LOAN TRUST 2007-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10CB, obtained a Judgment, Order of Sale and Decree of Foreclosure against The Estate of Laura M. Reed, Deceased, is indebted to the Plaintiff in the sum of \$100,404.64, plus interest, and that all of the named Defendants shall be barred and foreclosed from all right, title, and interest in and to the below described property;

NOTICE IS HEREBY GIVEN that on the 19<sup>th</sup> day of December, 2018, at the hour of 9:00 o'clock am. of said day, at the location of the Main Lobby of the Canyon County Courthouse located at 1115 Albany St., Caldwell, ID 83605, I will sell at public auction to the highest and best bidder, for cash or certified funds in lawful money of the United States of America, all of the right, title and interest of said Defendant, The Estate of Laura M. Reed, Deceased, in and to the following described real property, to satisfy the Plaintiff's Judgment, with costs. Said real property is particularly described as follows:

BEGINNING at a point 25 feet East and 165 feet North of the Southwest corner of the East Half of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 15, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence North 70 feet; thence East on a line parallel with the South line of the Northwest Quarter of the Northeast Quarter of said Section 15 a distance of 139 feet, more or less, to a point in the East boundary line of the West Half of the East Half of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 15; thence South along said East line 70 feet; thence West 139 feet, more or less, to the POINT OF BEGINNING.

The above-described property is commonly known as 2116 Rice Avenue, Caldwell, ID 83605.

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You are also notified that this parcel consists of less than twenty (20) acres and that Defendant, The Estate of Laura M. Reed, Deceased, and/or any junior lienholder may have the

right to redeem the property sold hereunder for a period of six months in accordance with Idaho Code §11-401 et seq.

DATED this 30<sup>th</sup> day of October, 2018.

KIERAN DONAHUE  
CANYON COUNTY SHERIFF

By Susan Smith #5992  
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