

David M. Swartley, ISB No. 5230
McCarthy & Holthus, LLP
702 W. Idaho St., Suite 1100
Boise, ID 83702
Telephone: (208) 947-7264
Facsimile: (208) 947-5910
dswartley@mccarthyholthus.com

Attorneys for Plaintiff

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT,

Plaintiff,

vs.

ETHEL M. RIFE, INDIVIDUALLY AND
AS TRUSTEE OF THE ETHEL M. RIFE
TRUST UNDER TRUST AGREEMENT
DATED EFFECTIVE JANUARY 21, 1993
(Deceased) and the Unknown Heirs, Assigns
and Devisees of ETHEL M. RIFE,
INDIVIDUALLY AND AS TRUSTEE OF
THE ETHEL M. RIFE TRUST UNDER
TRUST AGREEMENT DATED
EFFECTIVE JANUARY 21, 1993;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; FIRST AMERICAN
TITLE INSURANCE COMPANY; and Does
1-10 as individuals with an interest in the
property legally described as:

THE EAST 50 FEET OF LOT 12 AND THE
WEST 35 FEET OF LOT 13, GRIFFITHS
PARK ADDITION, CALDWELL, CANYON
COUNTY, IDAHO ACCORDING TO THE
PLAT FILED IN BOOK 5 OF PLATS AT

Case No.: CV-2017-10297

NOTICE OF SHERIFF'S SALE

PAGE 6, RECORDS OF SAID COUNTY.

Commonly known as: 312 Crescent Dr.,
Caldwell Idaho 83605,

Defendants.

Under and by virtue of an Order for Sale of Foreclosure executed on April 25, 2018 and entered with the Court on April 27, 2018 and Writ of Execution issued on August 14, 2018 out of and under the seal of the above-entitled Court on a Judgment and Decree of Foreclosure recovered in said Court in the above-entitled action on the 27th day of April 2018, in favor of the above-named Plaintiff, 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.

The property directed to be sold is situate in Canyon County, State of Idaho, and is described as follows, to wit:

THE EAST 50 FEET OF LOT 12 AND THE WEST 35 FEET OF LOT 13,
GRIFFITHS PARK ADDITION, CALDWELL, CANYON COUNTY, IDAHO
ACCORDING TO THE PLAT FILED IN BOOK 5 OF PLATS AT PAGE 6,
RECORDS OF SAID COUNTY.

Which may commonly be known as: 312 Crescent Dr., Caldwell Idaho 83605

NOTICE IS HEREBY GIVEN that on the 19th day of December, 2018, at the hour of 9:15 o'clock a.m. of said day, at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, Idaho, 83605, I will attend, offer and sell at public auction all or so much of the above-described property thus directed to be sold as may be necessary to raise sufficient funds to pay and satisfy the Judgment and Decree of Foreclosure as set out in said Order for Sale of Foreclosure to the highest bidder, for cash or certified funds in

lawful money. The time period for redemption of the above property is six (6) months from the date of sale herein.

The Sheriff, by a Certificate of Sale, will transfer right, title and interest of the judgment debtor in and to the property. The Sheriff will also give possession but does not guarantee clear title nor continue possessory right to the purchaser.

DATED this 8th day of November, 2018.

KIERAN DONAHUE,
Sheriff of Canyon County

By: T. Krein #5988
Deputy Sheriff

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.