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Attorneys for Plaintiff

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

PENNYMAC LOAN SERVICES, LLC,

Plaintiff,

vs.

GWEN K. NETTLETON (DECEASED) And
Unknown Heirs, Assigns, And Devisees of
GWEN K. NETTLETON; and Does I through
XX, as individuals with an interest in the
property which may commonly be known as:
36 North Joseph Drive, Nampa, ID 83651;

Defendants.

Case No.: CV14-18-01198

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on August 30, 2018 and entered with the Court on August 31, 2018 and Writ of Execution issued on October 9, 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 30th day of August 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:

LOT 9 IN BLOCK 3 OF BRIARWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 15 OF PLATS AT PAGE(S) 14, RECORDS OF CANYON COUNTY, IDAHO.

ALSO INCLUDING:

THAT PORTION OF LOT 8 IN BLOCK 3 OF BRIARWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 15 OF PLATS AT PAGE(S) 14, RECORDS OF CANYON COUNTY, IDAHO, MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT, SOUTH 89 DEGREES 32' 40" EAST, 26.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 49' 25" EAST, 44.21 FEET; THENCE SOUTH 84 DEGREES 33' 12" EAST, 11.39 FEET; THENCE SOUTH 70 DEGREES 21' 12" EAST, 19.49 FEET TO THE SOUTHERLY BOUNDARY OF LOT 8; THENCE ALONG SAID BOUNDARY, NORTH 89 DEGREES 32' 40" WEST, 73.33 FEET TO THE POINT OF BEGINNING.

The above-described property is commonly known as 36 North Joseph Drive, Nampa, ID 83651.

NOTICE IS HEREBY GIVEN that on the 23rd day of January, 2019, at the hour of 9:00 o'clock a.m. of said day, at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, Idaho, 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 3rd day of December, 2018.

KIERAN DONAHUE
Sheriff of Canyon County

By: Trudie 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.