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

<p>U.S. Bank National Association,</p> <p style="text-align: center;"><b>Plaintiff,</b></p> <p style="text-align: center;"><b>v.</b></p> <p>The Unknown Heirs and Devisees of Robert G. Feigley, and Falcon Ridge Homeowners' Association, Inc. and Unknown Parties in Possession,</p> <p style="text-align: center;"><b>Defendants.</b></p>	<p><b>NOTICE OF SHERIFF'S SALE</b></p> <p>CIVIL NUMBER: CV14-18-07187</p>
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Under and by virtue of a Writ of Special Execution issued in the above-entitled action on the 20th day of November, 2018, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 34, Block 2, Falcon Ridge Estates No. 1, according to the plat thereof, filed in Book 25 of Plats, Page 25, records of Canyon County, Idaho.

Property Address: 1206 Peregrine Court, Caldwell, ID 83607

Notice is hereby given that on the 30th day of January 2019, at 9:00 AM in the lobby of the Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605, the above-described property will be sold to the highest bidder to satisfy Plaintiff's judgment, with interest and costs.

The highest bidder must tender to the Sheriff the full bid amount, in the form of a cashier's check, at the time of sale. The sale is made without any warranty whatsoever, including

**\*\*WE STRONGLY RECOMMEND ANYONE INTERESTED IN BIDDING ON ANY  
PROPERTY NOTICED FOR SALE RESEARCH THE OWNERSHIP OF THE PROPERTY  
THOROUGHLY PRIOR TO BIDDING\*\***

but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property.

The purchaser will be entitled to a deed for the premises so sold at the expiration of the six-month redemption period.

The Sheriff will give possession, but does not guarantee clear title nor continue possessory right to the purchaser.

Dated this 7<sup>th</sup> day of December, 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.

**\*\*WE STRONGLY RECOMMEND ANYONE INTERESTED IN BIDDING ON ANY PROPERTY NOTICED FOR SALE RESEARCH THE OWNERSHIP OF THE PROPERTY THOROUGHLY PRIOR TO BIDDING\*\***