

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on December 18, 2018 and entered with the Court on December 19, 2018, and Writ of Execution issued on December 20, 2018, out of and under the seal of the above-entitled Court on a Judgment recovered in said Court in the above-entitled action on December 19, 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, in the case of:

BANK OF AMERICA, N.A.,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF DEBRA STINGLEY AKA DEBRA KAY STINGLEY; BOARD OF COUNTY COMMISSIONERS, CANYON COUNTY; STATE OF IDAHO CATASTROPHIC HEALTH CARE COSTS PROGRAM; STATE OF IDAHO DEPARTMENT OF HEALTH AND WELFARE; AND DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as, 815 4TH STREET SOUTH, NAMPA, IDAHO 83651, and legally described as:
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 49 AND RUNNING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 49 AND 51 OF BLOCK 56, ORIGINAL TOWNSITE OF NAMPA,

Case No. CV14-18-09280

Sheriff Case No. 18-10951

NOTICE OF SALE

Date of Sale: 2/13/19

Time of Sale: 9:15 AM

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

CANYON COUNTY, IDAHO, A DISTANCE OF 60 FEET; THENCE SOUTHEASTERLY THROUGH SAID LOT 51, 40 FEET; THENCE NORTHEASTERLY THROUGH LOTS 49 AND 51, A DISTANCE OF 60 FEET; THENCE NORTHWESTERLY 40 FEET, ALONG THE NORTHEASTERLY LINE OF SAID LOT 49, TO THE POINT OF BEGINNING, A TRACT OF LAND 40 BY 60 FEET ALONG THE ALLEY, BEING PART OF LOTS 49 AND 51 IN BLOCK 56, OF NAMPA, CANYON COUNTY, IDAHO, ACCORDING TO THE AMENDED PLAT FILED IN BOOK 1 OF PLATS, PAGE 13, RECORDS OF SAID COUNTY.

Defendants.

NOTICE IS HEREBY GIVEN, that on the 13th day of February, 2019, at 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 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, all payable at time of sale to the highest bidder, for the following described property, situated in Canyon County, Idaho:

815 4th Street South, Nampa, ID 83651 and legally described as follows:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 49 AND RUNNING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 49 AND 51 OF BLOCK 56, ORIGINAL TOWNSITE OF NAMPA, CANYON COUNTY, IDAHO, A DISTANCE OF 60 FEET; THENCE SOUTHEASTERLY THROUGH SAID LOT 51, 40 FEET; THENCE NORTHEASTERLY THROUGH LOTS 49 AND 51, A DISTANCE OF 60 FEET; THENCE NORTHWESTERLY 40 FEET, ALONG THE NORTHEASTERLY LINE OF SAID LOT 49, TO THE POINT OF BEGINNING, A TRACT OF LAND 40 BY 60 FEET ALONG THE ALLEY, BEING PART OF LOTS 49 AND 51 IN BLOCK 56, OF NAMPA, CANYON COUNTY, IDAHO, ACCORDING TO THE AMENDED PLAT FILED IN

BOOK 1 OF PLATS, PAGE 13, 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, and recorded in the official records of Canyon County.

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 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 31st day of December, 2018.

KIERAN DONAHUE
CANYON COUNTY SHERIFF

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 DEFACES, 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).