

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

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

LENNY D SCHMIDT (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS AND
DEWISEES OF LENNY D SCHMIDT;
CAROL LEE SCHMIDT; ALLEN
SCHMIDT; and Does I through XX, as
individuals with an interest in the property
which may commonly be known as: 7317
Southside Blvd, Nampa, ID 83686-9431

Defendants.

Case No.: CV14-18-08267

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on 12/6/2018 and entered with the Court on 12/11/2018 and Writ of Execution issued on 1/2/2019 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 12/11/2018, 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 of Sale of Foreclosure and Writ of Execution and to apply the proceed 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 NORTH 117.5 FEET OF THE SOUTH 352 FEET OF THE FOLLOWING DESCRIBED PARCEL: A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 0°10'49" EAST ALONG THE EAST LINE OF SAID SECTION 26 A DISTANCE OF 1,323.05 FEET TO THE REAL POINT OF BEGINNING; THENCE SOUTH 89°59'42" WEST A DISTANCE OF 371.00 FEET; THENCE NORTH 0°10'49" EAST A DISTANCE OF 606.89 FEET; THENCE SOUTH 86°56'30" EAST A DISTANCE OF 371.45 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 0°10'49" WEST ALONG THE EAST LINE OF SECTION 26 A DISTANCE OF 587.03 FEET TO THE REAL POINT OF BEGINNING.

The above-described property is commonly known as 7317 Southside Blvd, Nampa, ID 83686-9431.

NOTICE IS HEREBY GIVEN that on the 20th day of March, 2019, at the hour of 9:00 o'clock a.m. of said day, at 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 29th day of January, 2019.

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.