

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on 1/29/19 and entered with the Court on 1/30/19 and Writ of Execution issued on 1/30/19, out of and under the seal of the above-entitled Court on a Judgment recovered in said Court in the above-entitled action on the 29th day of January, 2019, 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:

LAKEVIEW LOAN SERVICING, LLC

Plaintiff,

vs.

ZACHARY R. BURNS; CRISCELDA C. BURNS; COBBLESTONE PROPERTY MANAGEMENT and DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as, 2702 Muskrat Avenue, Nampa, Idaho 83687, and legally described as:
LOT 15, BLOCK 7, WILDWOOD SUBDIVISION PHASE 4, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 20 OF PLATS AT PAGE(S) 28, RECORDS OF CANYON COUNTY, IDAHO.

Defendants.

Case No. CV14-18-10000

Sheriff Case No. 19-01101

NOTICE OF SALE

Date of Sale: 3/27/19

Time of Sale: 9:00 AM

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

NOTICE IS HEREBY GIVEN, that on the 27th day of March, 2019, at 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 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:

2702 Muskrat Avenue, Nampa, ID 83687, and legally described as follows:

LOT 15, BLOCK 7, WILDWOOD SUBDIVISION PHASE 4, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 20 OF PLATS AT PAGE(S) 28, RECORDS OF CANYON COUNTY, IDAHO.

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 8th day of March, 2019.

KIERAN DONAHUE
CANYON COUNTY SHERIFF

By: T. 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.

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).