

**NOTICE OF SHERIFF'S SALE**

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on February 26, 2019, and an Order of Sale of Foreclosure issued on January 29, 2019, out of the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon in the case of:

NATIONSTAR MORTGAGE LLC D/B/A  
MR. COOPER,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS AND  
DEVISEES OF ANNE S. JENNINGS;  
VIRGINIA PARK SUBDIVISION  
HOMEOWNERS ASSOCIATION, INC.;  
AND DOES 1 THROUGH 20, INCLUSIVE,  
including all parties with an interest in and/or  
residing in real property commonly known as,  
20578 SANFORD AVE, CALDWELL,  
IDAHO 83605, and legally described as:  
LOT 15 IN BLOCK 9 OF VIRGINIA PARK  
SUBDIVISION NO. 5, ACCORDING TO  
THE OFFICIAL PLAT THEREOF, FILED IN  
BOOK 38 OF PLATS AT PAGE 22,  
RECORDS OF CANYON COUNTY,  
IDAHO.

Defendants.

Case No. CV14-18-11367

Sheriff Case No. 19-01754

**NOTICE OF SALE**

Date of Sale: 4/24/19

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 24<sup>th</sup> day of April, 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, ID 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:

**20578 Sanford Ave, Caldwell, ID 83605** and legally described as follows:

LOT 15 IN BLOCK 9 OF VIRGINIA PARK SUBDIVISION NO. 5,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 38 OF  
PLATS AT PAGE(S) 22, 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.

The real property sold at the sale shall be subject to the redemption rights of redemptioners, as that term is defined in Idaho Code Section 11-402, may redeem the property from the purchaser within six months after the sale, upon paying the purchaser the amount of their purchase, with interest on that amount at the rate allowed by Idaho Code from the date of the sale to the date of redemption, together with the amount of any assessment or taxes which the purchaser may have paid after the commencement of the action and which are not included in the judgment and interest allowed pursuant to Idaho Code Section.

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 Certificate of Sale, will transfer all right, title and interest of the judgment debtors in and to the property at the time of execution of attachment was levied.

DATED this 5<sup>th</sup> day of March, 2019.

KIERAN DONAHUE,  
SHERIFF OF CANYON COUNTY

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).