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

FIRST INTERSTATE BANK, a)	Case No. CV14-18-10136
Montana chartered bank,)	
)	
Plaintiff,)	NOTICE OF SHERIFF'S SALE
)	
vs.)	
)	
GEM STATE MANUFACTURING,)	
INC., an Idaho corporation; LEMRICK)	
PROPERTIES, LLC, an Idaho limited)	
liability company; and MICHAEL J.)	
LEMIRICK, an individual,)	
)	
Defendants.)	
_____)	

* * *

Under and by virtue of a Partial Judgment and a Decree of Foreclosure (Order of Sale) filed on February 13, 2019 and a Writ of Execution issued out of the above-entitled court in the above-entitled action on February 25, 2019 in favor of Plaintiff and against Defendants in the sum of \$5,197,238.73, with interest thereon from January 18, 2019 until paid together with accruing costs, I am commanded and required to proceed to notice for sale and to sell at public auction the property

described in said Writ of Execution and to apply the proceeds for such sale to the satisfaction of said Judgment with interest thereon and my fees and costs.

The property directed to be sold is situated in Canyon County, Idaho, and more particularly described as follows:

LOT 2, BLOCK 1, SKY RANCH BUSINESS CENTER NO. 2, PHASE 2,
ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 44 OF PLATS AT
PAGE(S) 1

(the "Canyon County Property"), and the street address of 3820 Skyway Street, Caldwell, Idaho is associated with the Canyon County Property.

NOTICE IS HEREBY GIVEN THAT ON THE 24th day of April, 2019, at 9:15 o'clock a.m., in the lobby of the Canyon County Courthouse, 1115 Albany Street, Caldwell, Idaho 83605, I will attend, offer, and sell at public auction for cash to the highest bidder the above-described property located in Canyon County.

Upon sale at public auction, the Sheriff shall issue his Certificate of Sale to the property sold and the purchaser thereof shall, if no receiver has been appointed, be entitled to possession. The Sheriff, after the six (6) months allowed by law for redemption has expired, shall execute a Deed to the purchaser at said sale of the collateral. If any of the parties to this action or a receiver who may have been appointed who may be in possession of said property, or any part thereof, or any person who, since the commencement of this action, has come into possession thereof to such purchaser on production of the Deed or Sheriff's Certificate for such property or premises, or any part thereof, a writ of assistance may, without further notice, be issued to compel such delivery to the purchaser.

Bids must be made in U.S. dollars at the sale. Plaintiff is allowed to make credit bids at the sale.

Dated this 6th day of March, 2019.

KIERAN DONAHUE, 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.

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