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Attorneys for Plaintiff

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

WENDOVER FINANCIAL SERVICES,

Plaintiff,

vs.

EVELYN H. NELSON (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS, AND
DEWISEES OF EVELYN H. NELSON,
GARL R. NELSON (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS, AND
DEWISEES OF GARL R. NELSON;
GOLDCREST COMMUNITIES
HOMEOWNERS ASSOCIATION, INC.;
THE SECRETARY OF THE UNITED
STATES DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT; STATE
OF IDAHO DEPARTMENT OF HEALTH
AND WELFARE, ESTATE RECOVERY;
JODY NELSON; PAM COPPLE; TERRI
ANDERSON; ROBIN NELSON; DOES I
THROUGH XX, AS INDIVIDUALS WITH
AN INTEREST IN THE PROPERTY
LEGALLY DESCRIBED AS:

LOT 3, BLOCK 5, GOLDCREST ESTATES
P.U.D. PHASE II, CANYON COUNTY,
IDAHO, ACCORDING TO THE PLAT
THEREOF,
FILED IN BOOK 27 OF PLATS AT PAGE

Case No.: CV-17-7745

NOTICE OF SHERIFF'S SALE

48, RECORDS OF CANYON COUNTY,
IDAHO.

Which may commonly be known as 732 N.
Cambridge St., Nampa, ID 83651,

Defendants.

Under and by virtue of an Order for Sale of Foreclosure executed on 1/14/2019 and entered with the Court on 1/15/2019 and Writ of Execution issued on 1/30/2019, 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 1/15/2019, in favor of the above-named Plaintiff, Wendover Financial Services, 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:

LOT 3, BLOCK 5, GOLDCREST ESTATES P.U.D. PHASE II,
CANYON COUNTY, IDAHO, ACCORDING TO THE PLAT
THEREOF, FILED IN BOOK 27 OF PLATS AT PAGE 48, RECORDS
OF CANYON COUNTY, IDAHO.

The above-described property is commonly known as 732 N. Cambridge St., Nampa, ID 83651.

NOTICE IS HEREBY GIVEN that on the 1st day of May, 2019, at the hour of 9:15 o'clock a.m. of said day, at the location of the main lobby of the County of Canyon 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 15th day of March, 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