

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on March 18, 2019 and an Order of Sale of Foreclosure issued on March 12, 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:

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST,

Plaintiff,

v.

DONALD E. WIGGINS; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF SYLVIA WIGGINS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as, 530 Duke Ave., Middleton, ID 83644 f/k/a 530 North 2nd Avenue East, Middleton, ID 83644, and legally described as: LOT 8 IN BLOCK 3 OF MIDDLETON MOBILE HOME ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 8 OF PLATS AT PAGE(S) 37, OFFICIAL RECORDS OF CANYON COUNTY, IDAHO,

Defendants.

Case No. CV14-18-11837

Sheriff Case No. 19-02239

NOTICE OF SALE

Date of Sale: May 8, 2019

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 8th day of May, 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:

530 Duke Ave., Middleton, ID 83644 f/k/a 530 North 2nd Avenue East, Middleton, ID

83644 and legally described as follows:

LOT 8 IN BLOCK 3 OF MIDDLETON MOBILE HOME ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 8 OF PLATS AT PAGE(S) 37, OFFICIAL 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 25th 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).