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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

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF NRZ
PASS-THROUGH TRUST XII,

Plaintiff,

vs.

JULIA HOWELL (DECEASED) AND THE
UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF JULIA HOWELL; ROGER
HOWELL (DECEASED) AND THE
UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF ROGER HOWELL; RANDY
HOWELL; TAMMY HOWELL-DUNDA,
ANGELA RENAE IBARRA; NRZ PASS-
THROUGH TRUST II US BANK
NATIONAL ASSOCIATION; DOES I
THROUGH XX, INCLUSIVE, AS
INDIVIDUALS WITH AN INTEREST IN
THE PROPERTY commonly known as 105
2nd St E, Wilder, ID 83676,

Defendants.

Case No.: CV14-19-11021

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on February 4, 2020
and entered with the Court on February 5, 2020 and Writ of Execution issued on February 5,

2020, 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 February 5, 2020, 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 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:

The North Half of Lots 9 and 10, Block 1, Simpson's Addition, Wilder, Canyon County, Idaho, according to the plat filed in Book 4 of Plats, Page 8, records of said county.

The above-described property is commonly known as 105 2nd St E, Wilder, ID 83676.

NOTICE IS HEREBY GIVEN that on the 8th day of April, 2020, at the hour of 9:00 o'clock a.m. of said day, at the location of the Main Lobby of the Canyon County Courthouse located at 1115 Albany St., Caldwell, ID 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 20th day of February, 2020.

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.