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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

IDAHO HOUSING AND FINANCE	)	
ASSOCIATION (fka IDAHO HOUSING	)	Case No. CV14-21-04563
AGENCY),	)	
	)	
Plaintiff,	)	NOTICE OF SHERIFF'S SALE OF
	)	REAL PROPERTY
v.	)	
	)	Date of Sale: December 15, 2021
Heirs and Devisees of JEFFREY K.	)	Time of Sale: 9:00 a.m.
SWINNEY, SPOUSE OF JEFFREY K.	)	Place of Sale: Canyon County Courthouse
SWINNEY, THE ESTATE OF JEFFREY K.	)	
SWINNEY, WESTMARK CREDIT UNION,	)	
IDAHO STATE TAX COMMISSION, AND	)	
JOHN and JANE DOE,	)	
	)	
Defendants.	)	
	)	

Under and by virtue of an Order and Decree of Foreclosure and Judgment ("Judgment") issued by the District Court in Canyon County, on October 14, 2021, wherein Idaho Housing and Finance Association, Plaintiff, recovered a Decree of Foreclosure against certain Defendants, and under and by virtue of a Writ of Execution issued out of the above-entitled Court, I am commanded to sell, at public auction, in the manner prescribed by law, the following real property, commonly known as 19078 Harley Way, Caldwell, ID 83605, and particularly described as:

LOT 6, BLOCK 12, PHEASANT RUN SUBDIVISION NO. 6, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 42 OF PLATS AT PAGE(S) 2, RECORDS OF CANYON COUNTY, IDAHO.

PUBLIC NOTICE IS HEREBY GIVEN that on Wednesday, the 15<sup>th</sup> day of December, 2021, at the hour of 9:00 o'clock, a.m., of said day, in the main lobby of the Canyon County Courthouse located at 1115 Albany St., Caldwell, Idaho, I will, in obedience to said Judgment and Writ of Execution, sell the above-described property, or so much thereof as may be necessary to satisfy the Judgment aforesaid, as provided in the above Judgment, with interest thereon and costs, to the highest bidder for cash in lawful money of the United States of America, or credit bid by the judgment lienholder, Idaho Housing and Finance Association.

The Sheriff, by Certificate of Sale, will transfer the right, title and interest of the judgment debtor in and to the property. The Sheriff shall also give possession but does not guarantee clear title nor continued possessory right to the purchaser.

All Bidders must register with the Sheriff prior to the start of the sale. Payment by cash or certified funds is due no later than 2 hours after the sale.

The aforescribed parcel of real property, to-wit: 19078 Harley Way, Caldwell, ID 83605, is subject to redemption within six (6) months after the sale, pursuant to Section 11-402, Idaho Code.

GIVEN UNDER My hand this 26<sup>th</sup> day of October, 2021.

KIERAN DONAHUE, Sheriff  
Canyon County, Idaho

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.