

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on February 27, 2019, and an Order of Sale of Foreclosure issued on February 27, 2019, out of the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of Minidoka in the case of:

U.S. BANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO U.S. BANK
NATIONAL ASSOCIATION, N.D.,

Plaintiff,

v.

CHARLES KEITH ROLFE; CHRISTINA SUE ROLFE; UNITED STATES OF AMERICA; and DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as 1920 V St., Heyburn, ID 83336, and legally described as BEGINNING AT THE NORTHWEST CORNER OF BLOCK 14 OF THE SECOND STATE ADDITION TO THE TOWNSITE OF HEYBURN, MINIDOKA COUNTY, IDAHO; THENCE EAST 165 FEET; THENCE SOUTH 265 FEET; THENCE WEST 165 FEET; THENCE NORTH 265 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 14 OF THE SECOND STATE ADDITION TO THE TOWNSITE OF HEYBURN, MINIDOKA COUNTY, IDAHO, AS THE SAME IS PLATTED IN THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 100 FEET; THENCE EAST 165 FEET; THENCE NORTH 100 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING,

No. CV34-18-00439

Sheriff Case No.

NOTICE OF SALE

Date of Sale: May 9, 2019

Time of Sale: 10:30 a.m.

Place of Sale: Minidoka County Court House
715 G Street
Rupert, ID 83350

Defendants.

NOTICE IS HEREBY GIVEN, that on the 9th day of May,
2019, at 10:30 o'clock am/pm of said day, at Minidoka County Court House,

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 Minidoka County, Idaho:

1920 V St., Heyburn, ID 83336 and legally described as follows:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 14 OF THE SECOND STATE ADDITION TO THE TOWNSITE OF HEYBURN, MINIDOKA COUNTY, IDAHO; THENCE EAST 165 FEET; THENCE SOUTH 265 FEET; THENCE WEST 165 FEET; THENCE NORTH 265 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 14 OF THE SECOND STATE ADDITION TO THE TOWNSITE OF HEYBURN, MINIDOKA COUNTY, IDAHO, AS THE SAME IS PLATTED IN THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 100 FEET; THENCE EAST 165 FEET; THENCE NORTH 100 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

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 Minidoka 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

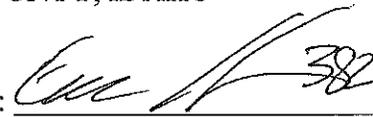
their purchase, with interest on that amount at the rate allowed by Idaho Code from the date of the sale to the date of redemption, together with the amount of any assessment or taxes which the purchaser may have paid after the commencement of the action and which are not included in the judgment and 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 2 day of April, 2019.

DEPUTY SHERIFF OF MINIDOKA
COUNTY, IDAHO

By: 

NOTE: THE SHERIFF'S OFFICE DOES NOT GUARANTEE CLEAR TITLE OR GUARANTEE CONTINUED POSSESSORY RIGHTS.

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).