

David M. Swartley, ISB No. 5230
McCarthy & Holthus, LLP
702 W. Idaho St., Suite 1100
Boise, ID 83702
Telephone: (208) 947-7264
Facsimile: (208) 947-5910
dswartley@mccarthyholthus.com

Attorneys for Plaintiff

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF MINIDOKA

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT,

Plaintiff,

vs.

RANSOM H. BROWN (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS, AND
DEVISEES OF RANSOM H. BROWN;
BETTY J. BROWN (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS, AND
DEVISEES OF BETTY J. BROWN; PAM
JENSEN; PATTY HODGE; JAMES
FRISKE; TERRY FRISKE; CAROLANN
RACINE; DOES I THROUGH XX, AS
INDIVIDUALS WITH AN INTEREST IN
THE PROPERTY commonly known as 1751
16th Street, Heyburn, ID 83336,

Defendants.

Case No.: CV34-19-00965

NOTICE OF SHERIFF'S SALE

Date: June 11, 2020

Time: 10 a.m.

Place: Minidoka County Court House
715 G. St
Rupert, ID 83350

Under and by virtue of an Order for Sale of Foreclosure executed on March 20, 2020 and entered with the Court on March 20, 2020 and Writ of Execution issued on March 26, 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 March 20, 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 Minidoka County, State of Idaho, and is described as follows to wit:

LOTS 3, 4, 5 & 6 IN BLOCK 27 OF THE FIRST STATE ADDITION TO THE CITY OF HEYBURN, MINIDOKA COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER, MINIDOKA COUNTY, IDAHO.

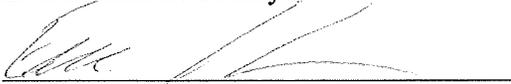
The above-described property is commonly known as 1751 16th Street, Heyburn, ID 83336.

NOTICE IS HEREBY GIVEN that on the 11th day of June, 2020, at the hour of 10 o'clock a.m. of said day, at Minidoka County Court House, County of Minidoka, State of Idaho, 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 case 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 6 day of May, 2020

Sheriff of Minidoka County

By: 

 Deputy Sheriff