

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on August 8, 2020, and an Order of Sale of Foreclosure issued on August 5, 2020, 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:

SEATTLE BANK,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CLARA L. DESPAIN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; AND DOES 1 THROUGH 20, et al.,

Defendants.

Case No. CV34-20-00299

Sheriff Case No.

NOTICE OF SALE

Date of Sale: October 29, 2020

Time of Sale: 10:00 a.m.

Place of Sale: Minidoka County Court House

NOTICE IS HEREBY GIVEN, that on the 29<sup>th</sup> day of October, 2020, at 10 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:

**2040 15th Street Drive, Heyburn, ID 83336** and legally described as follows:

LOT 21 OF RIVERFRONT DEVELOPMENT'S AMENDATORY PLAT NO. 2 OF BLOCKS 24, 25, AND 28 OF THE SECOND STATE ADDITION TO THE CITY OF HEYBURN, MINIDOKA COUNTY, IDAHO, DEPICTING SUBDIVISION OF LOT 6, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER, MINIDOKA COUNTY, IDAHO, RECORDED JANUARY 24, 1972 AS

INSTRUMENT NO. 221811, MINIDOKA COUNTY RECORDS, WHICH PLAT AMENDED RIVERFRONT DEVELOPMENT'S PLAT OF THE AMENDATORY PLAT OF BLOCKS 24, 25, AND 28 OF THE SECOND STATE ADDITION TO HEYBURN, IDAHO, WHICH WAS RECORDED JANUARY 26, 1971, AS INSTRUMENT NO. 214221, MINIDOKA COUNTY RECORDS.

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.

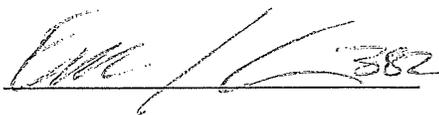
The real property sold at the sale shall be subject to the redemption rights of redemptioners, as that term is defined in Idaho Code Section 11-402, may redeem the property from the purchaser within six months after the sale, upon paying the purchaser the amount of their purchase, with interest on that 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 27 day of August, 2020.

<sup>65</sup>  
DEPUTY SHERIFF OF MINIDOKA  
COUNTY, IDAHO

By:  382

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

EVERY PERSON WHO INTENTIONALLY DEFACTS, 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).