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Attorneys for the Plaintiff

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

H & H ENTERPRISES, LLC, an Idaho limited liability company,

Plaintiff,

vs.

JAMES L. FRAYER, DECEASED; DOROTHY L. FRAYER, DECEASED; BOARD OF COUNTY COMMISSIONERS OF MINIDOKA COUNTY; and all known and unknown heirs, devisees and assignees of JAMES L. FRAYER, deceased and DOROTHY L. FRAYER, deceased, and any other known or unknown individuals or entities claiming an interest in or to the following described real property and appurtenances:

Real property in the County of Minidoka, State of Idaho, described as follows:

Case No. CV34-19-00073

NOTICE OF SHERIFF'S SALE

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 22 EAST,
BOISE MERIDIAN, MINIDOKA COUNTY,
IDAHO

SECTION 13: Part of the NW¼NE¼, more particularly described as follows: Beginning at the North quarter corner of said Section 13; thence South 89°32' East 942.35 feet along the section line to a point that shall be known as the TRUE POINT OF BEGINNING;

Thence South 0°01' West 636.0 feet to a point in a berm dividing two fields; Thence North 86°54' East 363.02 feet to the centerline of a small irrigation ditch;

Thence North 0°05' West 422.60 feet along centerline of said irrigation ditch to a point of intersection with a ditch running Northwesterly;

Thence North 89°31'20" East 8.11 feet;

Thence North 0°05' West 190.97 feet to a point on the section line;

Thence North 89°32' West 369.55 feet along said centerline to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

IRRIGATION DITCH EASEMENT lying 10 feet on either side of the following described centerline running South of property to canal, as created by Warranty Deed, executed by Wendell W. Cole and Louise Cole, husband and wife, to Cecil Millspaugh and Eva L. Millspaugh, husband and wife; and James L. Frayer and Dorothy Frayer, husband and wife, dated June 22, 1982, and recorded July 2, 1982, as Document No. 325239, Minidoka County records, more particularly described as follows:

Beginning at the North quarter corner of said Section 13; thence South 89°32' East 942.35

feet; thence South 0°01' West 636.0 feet; thence North 86°54' East 363.02 feet to the centerline of a small irrigation ditch, which point shall be known as the TRUE POINT OF BEGINNING; Thence South 0°05' East 753.63 feet to the North end of a pipe running out of canal.

Sometimes known as: 779 West 400 South, Heyburn, Idaho 83336,

Defendants.

Under and by virtue of a Writ of Execution issued out of the above-entitled Court, in the above-entitled action, dated the 17th day of April, 2019, wherein the plaintiff obtained a Judgment and Decree of Foreclosure against the defendants, JAMES L. FRAYER, deceased; DOROTHY L. FRAYER, deceased; and all known and unknown heirs, devisees and assignees of JAMES L. FRAYER, deceased and DOROTHY L. FRAYER, deceased, and any other known or unknown individuals or entities claiming an interest in or to the real property and appurtenances located at 779 West 400 South, Heyburn, Idaho 83336, on the 17th day of April, 2019, in the sum of \$74,466.22, I have levied upon all right, title, interest and claim of said defendants, JAMES L. FRAYER, deceased; DOROTHY L. FRAYER, deceased; and all known and unknown heirs, devisees and assignees of JAMES L. FRAYER, deceased and DOROTHY L. FRAYER, deceased, and any other known or unknown individuals or entities claiming an interest, of, in and to the following described real property, appurtenances and fixtures located in Minidoka County, Idaho, to-wit:

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TOWNSHIP 10 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,
MINIDOKA COUNTY, IDAHO

SECTION 13: Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, more particularly described as follows:
Beginning at the North quarter corner of said Section 13;
thence South 89°32' East 942.35 feet along the section line to a point that shall be known as
the TRUE POINT OF BEGINNING;
Thence South 0°01' West 636.0 feet to a point in a berm dividing two fields;
Thence North 86°54' East 363.02 feet to the centerline of a small irrigation ditch;
Thence North 0°05' West 422.60 feet along centerline of said irrigation ditch to a point of intersection with a ditch running Northwesterly;
Thence North 89°31'20" East 8.11 feet;
Thence North 0°05' West 190.97 feet to a point on the section line;
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Thence South 0°05' East 753.63 feet to the North end of a pipe running out of canal.

Sometimes known as: 779 West 400 South, Heyburn, Idaho 83336.

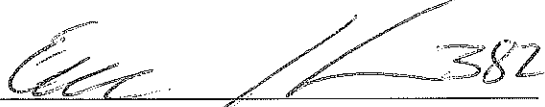
I am commanded and required to proceed to notice for sale and to sell at public auction the above-described real property, appurtenances and fixtures and to apply the proceeds of such sale to the satisfaction of said Judgment and Decree of Foreclosure in the total amount of

\$74,466.22, with interest thereon at the statutory rate of 7.375% per annum, or \$15.05 per day, from April 17, 2019, and attorney fees and costs.

PUBLIC NOTICE IS HEREBY GIVEN: That on Thursday the 13th day of June, 2019, at the hour of 10:30 a.m., at the front door of the Minidoka County Sheriff's Office, located at 724 H Street, Rupert, Idaho 83350, I will attend, offer and sell at public auction all or so much of the above-described real property, appurtenances and fixtures as directed to be sold as may be necessary to pay and satisfy the Judgment and Decree of Foreclosure as set out in the Writ of Execution, with interest thereon and costs, to the highest bidder for cash, in lawful money of the United States of America.

A Sheriff's Certificate of Sale will be delivered to the purchaser and the real property sold shall be subject to redemption rights as set forth in Idaho Code §11-402 of six (6) months.

DATED this 10th day of May, 2019.


ERIC S. SNARR, Sheriff
Minidoka County, Idaho