

RECEIVED

APR 29 2022

WATER RESOURCES
WESTERN REGION

The Owyhee Avalanche

P.O. Box 97 • HOMEDALE, IDAHO 83628

208 / 337-4681

EMAIL: OFFICE@OWYHEE.COM

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO)
) ss
COUNTY OF OWYHEE)

I, Joe E. Aman, being first duly sworn, depose and say:

1. That I am a citizen of the United States of America, and at all times hereinafter mentioned was and now over the age of twenty-one years, not a party to nor interested in the proceedings hereinafter mentioned.

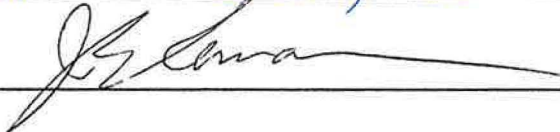
2. That during the time of publication of the notice hereinafter mentioned, I was and now am the publisher of The Owyhee Avalanche, a newspaper of general circulation printed and published weekly, on Wednesday of each and every week, in the City of Homedale, County of Owyhee and State of Idaho.

3. That the said The Owyhee Avalanche has been printed and published continuously and uninterruptedly in said County during a period of more than seventy-eight weeks prior to the first publication of the attached notice.

4. That said notice of which a copy of said newspaper, is hereto affixed, was published in the regular issue thereof, and not a supplement thereto, in said newspaper

in TWO
(consecutive) calendar weekly issue(s) of said newspaper, in the following date(s):

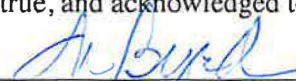
April 20 and 27, 2022

SIGNED: 

STATE OF IDAHO }
COUNTY OF OWYHEE }

On this 27th day of April in the year 2022, before me, a Notary Public, personally appeared JOE E. AMAN, known or identified to me to be the person whose name subscribed to the within instrument, and being by me duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.




Notary Public of Idaho
Residing at Homedale ID
My commission expires: 12, 04, 2026

Public notices

SUMMARY OF ORDINANCE NO. A-224
AN ORDINANCE OF THE CITY OF MARSING, OWYHEE COUNTY IDAHO, ENACTING A NEW TITLE 2, CHAPTER 6, ENTITLED "MOBILE FOOD CONCESSIONS", PROVIDING A SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE FOR INCONSISTENT PROVISIONS; PROVIDING FOR A SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

A Summary of Ordinance No. A-224, adopted by the Mayor and Council of the City of Marsing on April 13, 2022, is as follows:

Section 2-6-1: Sets forth the purpose of the new title and chapter, including the regulation of mobile food concessions.

Section 2-6-2: Provides definitions for the new title and chapter.

Section 2-6-3: Sets forth the required permissions and documents for mobile food concessions.

Section 2-6-4: Provides general regulations for mobile food concessions.

Section 2-6-5: Provides regulations for mobile food concession parks.

Section 2-6-6: Provides for penalties and consequences for non-compliance.

The full text of Ordinance No. A-224 is available for public inspection during normal office hours at the office of the City Clerk.

04/20/2022

GRAND VIEW RURAL FIRE PROTECTION DISTRICT Grand View, ID

In Accordance with Idaho Code, Section 63-802A, our 2023 budget hearing will be held on August 17, 2022 at 7:00pm at the District Fire Station located at 721 Roosevelt Ave. Grand View, ID 83624.

04/13/2022

NOTICE TO CREDITORS IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF OWYHEE

MAGISTRATE DIVISION
Case No. CV37-22-00115
In the Matter of the Estates of:
JAMES MITCHELL BOND
and JIMMY JEAN BOND,
Decedent

NOTICE IS HEREBY GIVEN that MITCHELL E. BOND has been appointed the personal representative of the above-named Decedents' estates. All persons having claims against the Decedents or the estates are required to present their claims within four months after the date of the first publication of this Notice or said claims will be forever barred.

Claims must be presented to the undersigned at the address indicated and filed with the Clerk of the Court.

Dated this 31st day of March, 2022.

/s/ Robert J. Tunison

Robert J. Tunison
Attorney for Personal
Representative
P.O. Box 26
Caldwell, ID 83606-0026
(208) 459-3659
04/06/13.20/2022

NOTICE OF TRUSTEE'S SALE

TS No: ID-20-880546-SW
NOTICE IS HEREBY GIVEN that on 8/16/2022, at the hour of 11:00 AM, Owyhee County Courthouse Lobby 20381 Highway 78 Murphy ID 83650, the trustee will sell at public auction to the highest bidder, for cash in lawful money of the United States of America, all payable at the time of sale, the following described real property situated in the County of OWYHEE, State of Idaho, and described as follows, to-wit:

THE WEST ONE-HALF OF LOT 7 AND ALL OF LOT 8 IN BLOCK 39 OF THE AMENDED TOWNSITE PLAT OF HOMEDALE, OWYHEE COUNTY, IDAHO, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER FOR OWYHEE COUNTY, IDAHO.

The Current Trustee is Robert W. McDonald, Esq., whose address is 108 1st Ave. South, Suite 202, Seattle, Washington 98104 and who can be reached by telephone at (866) 925-0241. The Trustee has no knowledge of a more particular description of the above-described real property, but for purposes of compliance with Idaho Code Section 60-113, the Trustee has been informed that the street address of 231 W WASHINGTON AVE, HOMEDALE, ID 83628 may be associated with said real property.

The sale will be made, without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust made and entered into on 4/30/2019, by and among KEITH ALENGUZMAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, as Grantor, and PIONEER TITLE CO., as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR WILLAMETTE VALLEY BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary; said Deed of Trust having been filed of record on 4/30/2019, as Instrument No. 299614 Official Records of OWYHEE County, Idaho.

The naming of the above Grantor(s) is done to comply with Idaho Code Sections 45-1506(4) (a); no representation is made as to the responsibility of Grantor(s) for this obligation. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$36,407.19 TOTAL REQUIRED TO PAY OFF: \$207,854.66 Because of interest, late charges, and other charges that may vary

from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay.

Dated this 30th day of March, 2022.

By: Robert W. McDonald, Esq.,

Trustee TS No: ID-20-880546-SW IDSPub #0177702
04/13.20.27-05/04/2022

LEGAL NOTICE STATE OF IDAHO LAND LEASE OPPORTUNITY ACCEPTING APPLICATIONS FOR AUCTION OF LEASE

Notice is hereby given pursuant to Article IX, § 8 of the Idaho Constitution and Idaho Code §§ 58-307, -310 and -313, the State of Idaho, Department of Lands (hereinafter "IDL"), will accept lease applications for public auction of the leases set forth below. Lease application deadline is Saturday, April 30, 2022 by 5:00 PM (MST).

If more than one application is received for a lease, IDL will schedule a date, time and location for a live auction and the lease will then be awarded to the bidder paying the highest premium bid therefore. Annual rental rates are established by IDL.

General information regarding each lease is set forth below. Detailed information regarding each lease, including a specific legal description of the property to be leased, rental rates, and instructions to complete an application, and the application fee may be obtained by visiting IDL's website at www.idl.idaho.gov.

Lease No., Term, Use, Legal Description, County

M600091, 10yr, Industrial, 2.5 acres of SENWSWNE, T02N-R05W-S13; 2.5 acres of SESENESEW, T02N-R05W-S16; and 2.5 acres of NWNWNWSW, T02N-R05W-S23, Owyhee County.

R600005, 2yr, Residential - Other, 5 acres of Pts NWSESW, Pts SWNESEW, T02N-R04W-S16, Owyhee County.

Contact Rnth Luke at 208-334-3488 for more information.
03/30.04/06.13.20.27/2022

NOTICE OF PROPOSED CHANGE OF WATER RIGHT

TRANSFER NO. 85747
CHRIS UNRUH and CATHERINE UNRUH, 25289 HIPWELL LN, GRAND VIEW, ID 83624-5119 has filed Application No. 85747 for changes to the following water rights within OWYHEE County(s): Right No(s). 2-10201; to see a full description of these rights and the proposed transfer, please see <https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers>. The purpose of the transfer is to change the point of diversion for water right

CASPER J. RANKIN (SBN 9107)
SYDNEY K. LEAVITT (SBN 8933)
ALDRIDGE PITE, LLP
3597 E. MONARCH SKY LN., STE. 240
MERIDIAN, ID 83646
Telephone: (208) 908-0709
Facsimile: (858) 726-6254
E-mail: sleavitt@aldridgepite.com
Attorneys for Plaintiff VANDERBILT MORTGAGE AND FINANCE, INC.

SUMMONS FOR PUBLICATION ON COMPLAINT FOR JUDICIAL FORECLOSURE AND DECLARATORY RELIEF IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF OWYHEE

Case No. CV37-22-00073
VANDERBILT MORTGAGE AND FINANCE, INC.,
Plaintiff,

v.
LONNIE K. FRY; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CARLA A. FRY; VICTORIA I. VAUGHAN; AND DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as, 5121 SAGE ROAD, HOMEDALE, IDAHO 83628, and legally described as: IN TOWNSHIP 3 NORTH, RANGE 6 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO SECTION 26: ALL THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND EAST OF THE CENTERLINE OF THE OWYHEE SOUTH CANAL,

Defendants.
TO: DEFENDANTS LONNIE K. FRY; THE UNKNOWN HEIRS, ASSIGNS AND DEVISEES OF CARLA A. FRY; VICTORIA I. VAUGHAN; AND DOES 1 through 20, inclusive, including all parties with an interest in and/or residing in real property commonly known as 5121 SAGE ROAD, HOMEDALE, IDAHO 83628:

You have been sued by Vanderbilt Mortgage and Finance, Inc., the Plaintiff, in the District Court in and for the County of Owyhee, Idaho, Case No. CV37-22-00073.

The nature of the claim against you is an action for declaratory relief and judicial foreclosure of the real property currently known as 5121 SAGE ROAD, HOMEDALE, IDAHO 83628 and legally described as

IN TOWNSHIP 3 NORTH,
RANGE 6 WEST, BOISE
MERIDIAN, OWYHEE
COUNTY, IDAHO SECTION
26: ALL THE SOUTHEAST
QUARTER OF THE
SOUTHEAST QUARTER
LYING NORTH AND EAST OF
THE CENTERLINE OF THE
OWYHEE SOUTH CANAL

Any time after 21 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case Number and paid any required filing fee to the Clerk of the Court at P.O. Box 128, 20381 State Hwy 78, Murphy, ID 83650, (208) 495-2421, and serve a copy of your response on the Plaintiff's attorney, Sydney K. Leavitt, at ALDRIDGE PITE, LLP, 3597 E. Monarch Sky Ln., Ste. 240, Meridian, ID 83646.

A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish for legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated: 4/12/2022
CLERK OF THE DISTRICT COURT
By: /s/ Cheylah Volkers
DEPUTY
04/20.27-05/04.11/2022

2-10201 which currently diverts 0.83 cfs from the Snake River for the irrigation of a 42-acre place of use. The point of diversion will be changed from the Bybee Canal to the Grandview Irrigation District Canal, approximately 0.4 miles downstream from the current point of diversion. The water will be used approximately 11.5 miles northwest of the current place of use, with the new place of use located near the intersection of State Highway 78 (Murphy Grandview Rd) and River Rd in Owyhee County.

For additional information concerning the property location,

contact Western Region office at (208)334-2190. Protests may be submitted based on the criteria of Idaho Code Sec. 42-222. Any protest against the proposed change must be filed with the Department of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of \$25.00 for each application on or before 5/9/2022. The protestant must also send a copy of the protest to the applicant.

GARY SPACKMAN, Director
4/20.4/27/2022

✓ on
7/8/22
5/9/22

Sell it, trade it, find it in the classifieds: 337-4681

Public notices

NOTICE OF PUBLIC HEARING

Please be advised that a public hearing will be held before the Homedale City Council on Wednesday, May 11, 2022 at 6:00 pm at Homedale City Hall, 31 West Wyoming Ave. Homedale, Idaho.

The subject matter of this hearing is the Application for Zone Change filed by Garlandon, LLC requesting that the City of Homedale change the zoning from Commercial to Residential at 8 W. Owyhee Ave, Lots 28 & 29, Block 60, Homedale, Idaho.

The public is invited to attend and offer input.

Alice E. Pegram
City Clerk
City of Homedale
04/27.05/04/2022

INVITATION TO BID

NOTICE IS HEREBY GIVEN that the Board of GEM HIGHWAY DISTRICT COMMISSIONERS invites bids for the following:

Furnishing road oil, equipment, and personnel for approximately 5.5 miles of seal coating. Gem Highway District will furnish cover material in stockpile. Bids should state cost per mile. Work to be completed before September 1, 2022. All bids must be filed with the Secretary of the Board of Gem Highway Commissioners, P.O. Box 453, Marsing, Idaho 83639-0453, on or before 5:00 PM on the 9th day of June 2022.

The right is reserved to reject all proposals or to accept the proposal or proposals deemed best for the Gem Highway District, and to waive any technicality. Bid packets are available by calling KEITH BERENDS, Road Superintendent, 208.896.4581 (office), 208.860.6918 (cell).

Dated: April 20, 2022

Nancy Bush
Secretary-Treasurer
04/27.05/04/2022

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FOR OWYHEE COUNTY, IDAHO.

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Attorneys for Plaintiff VANDERBILT MORTGAGE AND FINANCE, INC.

SUMMONS FOR PUBLICATION ON COMPLAINT FOR JUDICIAL FORECLOSURE AND DECLARATORY RELIEF IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF OWYHEE

Case No. CV37-22-00073

VANDERBILT MORTGAGE AND FINANCE, INC.,
Plaintiff,
v.

LONNIE K. FRY; THE UNKNOWN HEIRS, ASSIGNS AND DEVEISEES OF CARLA A. FRY; VICTORIA I. VAUGHAN; AND DOES 1 THROUGH 20, INCLUSIVE, including all parties with an interest in and/or residing in real property commonly known as, 5121 SAGE ROAD, HOMEDALE, IDAHO 83628, and legally described as: IN TOWNSHIP 3 NORTH, RANGE 6 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO SECTION 26: ALL THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING NORTH AND EAST OF THE CENTERLINE OF THE OWYHEE SOUTH CANAL,
Defendants.

TO: DEFENDANTS LONNIE K. FRY; THE UNKNOWN HEIRS, ASSIGNS AND DEVEISEES OF CARLA A. FRY; VICTORIA I. VAUGHAN; AND DOES 1 through 20, inclusive, including all parties with an interest in and/or residing in real property commonly known as 5121 SAGE ROAD, HOMEDALE, IDAHO 83628:

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A copy of the Summons and Complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish for legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated: 4/12/2022
CLERK OF THE DISTRICT COURT
By: /s/ Cheylah Volkens
DEPUTY
04/20.27.05/04.11/2022

Lease No.	Term, Use, Legal Description, County
M600091,	10yr, Industrial, 2.5 acres of SENSWNE, T02N-R05W-S13; 2.5 acres of SESENESEW, T02N-R05W-S16; and 2.5 acres of NWNWNWSW, T02N-R05W-S23, Owyhee County.

R600005,	2yr, Residential - Other, 5 acres of Pts NWSESW, Pts SWNESEW, T02N-R04W-S16, Owyhee County.
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Contact Ruth Luke at 208-334-3488 for more information.
03/30.04/06.13.20.27/2022



The Owyhee Avalanche

Your source for Owyhee County news and views since 1865

