

JUL 20 2023

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

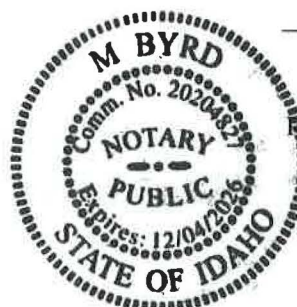
(consecutive) calendar weekly issue(s) of said newspaper, in the following date(s):

July 5 and 12, 2023

SIGNED: [Signature]

STATE OF IDAHO)
COUNTY OF OWYHEE)

On this 12th day of July in the year 2023, 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.



[Signature]
Notary Public of Idaho

Residing at Homedale ID

My commission expires:

12, 04, 2026

Public notices

NOTICE

OF TRUSTEE'S SALE

To be sold for cash at a Trustee's Sale on November 9, 2023, 09:00 AM in the Lobby, Owyhee County Courthouse, 20381 Highway 78, Murphy, ID 83650, the following described real property situated in Owyhee County, State of Idaho ("Real Property"): A part of the Northwest Quarter of the Northwest Quarter in Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described to-wit:

Commencing at the Northwest Corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho; thence North 89°45' East (formerly of record East) 133.00 feet, along the North line of the said Section 9, to the initial point of this description; thence continue North 89°45' East 81.00 feet; thence South 1°03' East 341.73 feet, parallel to the West line of the said Section 9, to a point on the North line of the Owyhee Addition to Homedale, Idaho, No. 1; thence South 89°24' West 80.99 feet, along the said North line of the Owyhee Addition to Homedale, Idaho No. 1; thence North 1°03' West 342.23 feet (formerly of record North 341 feet), parallel to the said West line, to the initial point of this description.

AND A part of the Northwest Quarter of the Northwest Quarter of the Northwest Corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described to-wit: Commencing at the Northwest Corner of Section 9, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho; thence North 89°45' East 214 feet along the North line of the said Section 9, to the initial point of this description; thence continue North 89°45' East 74 feet; thence South 1°03' East 341.28 feet, parallel to the West line of the said Section 9, to a point on the North line of the Owyhee Addition to the Homedale, Idaho, No. 1; thence South 89°24' West 73.99 feet, along the said North line of the Owyhee Addition to Homedale, Idaho No. 1; thence North 1°03' West 341.73 feet (formerly of record North 341 feet), parallel to the said West line, to the initial point of this description.

Commonly known as: 733 W Idaho Ave, Homedale, ID 83628-3348 Matthew Michael Swisher Sr, as Trustor conveyed Real Property via a Trust Deed dated October 26, 2017, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Flagstar Bank, FSB, its successors and assigns as Beneficiary, in which Pioneer

Title Company of Canyon County was named as Trustee. The Trust Deed was recorded in Owyhee County, Idaho, on October 26, 2017, as Instrument No. 294153, of Official Records. The Deed of Trust was assigned for value as follows: Assignee: Aurora Financial Group, Inc. Assignment Dated: March 8, 2023 Assignment Recorded: March 10, 2023 Assignment Recording Information: Instrument No. 314667.

Shelly M. Casares is the Successor Trustee pursuant to a Substitution of Trustee recorded in the office of the Clerk and Recorder of Owyhee, State of Idaho on June 6, 2023, at Instrument No. 315163, of Official Records.

The Beneficiary has declared a default in the terms of said Deed of Trust due to Trustor failure to make monthly payments beginning December 1, 2022, and each month subsequent, which monthly installments would have been applied on the principal and interest due on said obligation and other charges against the property or loan.

By reason of said default, the Beneficiary has declared all sums owing on the obligation secured by said Trust Deed immediately due and payable. The total amount due on this obligation is the principal sum of \$126,192.94, interest in the sum of \$3,995.20, escrow advances of \$2,354.65, other amounts due and payable in the amount of \$247.82, for a total amount owing of \$132,790.61, plus accruing interest, late charges, and other fees and costs that may be incurred or advanced.

The Beneficiary anticipates and may disburse such amounts as may be required to preserve and protect the property and for real property taxes that may become due or delinquent, unless such amounts of taxes are paid by the Trustor. If such amounts are paid by the Beneficiary, the amounts or taxes will be added to the obligations secured by the Deed of Trust. Other expenses to be charged against the proceeds of this sale include the Trustee's fees and attorney's fees, costs and expenses of the sale, and late charges, if any.

Beneficiary has elected, and has directed the Trustee to sell the above described property to satisfy the obligation. The sale is a public sale and any person, including the Beneficiary, may bid at the sale. The bid price must be paid immediately upon the close of bidding by certified funds (valid money orders, certified checks or cashier's checks). The conveyance will be made by Trustee's Deed, without any representation or warranty, including warranty of title, express or implied, as the sale is made strictly on an

as-is, where-is basis, without limitation, the sale is being made subject to all existing conditions, if any, of lead paint, mold or other environmental or health hazards.

The Trustor, successor in interest to the Trustor, or any other person having an interest in the property, or any person named in IRC § 45-1506, has the right, at any time prior to the Trustee's Sale, to pay to the Beneficiary, or the successor in interest to the Beneficiary, the entire amount then due under the Deed of Trust and the obligation secured thereby (including costs and expenses actually incurred and attorney's fees) other than such portion of the principal as would not then be due had no default occurred and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and Deed of Trust with Successor Trustee's and attorney's fees.

In the event that all defaults are cured the foreclosure will be dismissed and the foreclosure sale will be canceled. The scheduled Trustee's Sale may be postponed by public proclamation up to 30 days for any reason.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Successor Trustee and the successful bidder shall have no further recourse. The above Trustor are named to comply with IRC § 45-1506(4) (a). No representation is made that they are, or are not, presently responsible for this obligation. This is an attempt to collect a debt and any information obtained will be used for that purpose. Dated this 20th day of June, 2023. Shelly M. Casares

Substitute Trustee 376 East 400 South, Suite 300, Salt Lake City, UT 84111 Telephone: 801-355-2886 Office Hours: Mon.-Fri., 8AM-5PM (MST) File No. ID21276

07/05.12.19.26/2023

NOTICE OF PROPOSED CHANGE OF WATER RIGHT

TRANSFER NO. 87691

MARSHALL W BECKER, 31383 MUD FLAT RD, GRAND VIEW, ID 83624-5049 has filed Application No. 87691 for changes to the following water rights within Owyhee County(s): Right No(s) 57-11886, 57-11887, 57-11888, 57-11889, 57-11890, 57-11891, 57-11892, 57-11893, 57-11894, 57-11895, 57-11896, 57-11897, 57-1202, 57-1205, 57-1207, 57-1222A, 57-2108, 57-2285A, 57-2285B,

57-7010A, 57-7036, 57-7037, 57-7184A, 57-7331A, 57-7333A; 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 a portion of the above rights as follows:

Change point of diversion, add points of diversion, and change place of use. The points of diversion are in SENE, Sec. 4, T7S, R3E, SESW and SESW, Sec. 34, T6S, R3E; NESE and SENE, Sec. 27, T6S, R3E; NWNW, Sec. 26, T6S, R3E; SESW, Sec. 23, T6S, R3E for 14.2 cfs from ground water. The place of use is within Sec. 3, Sec. 4, Sec. 5, T7S, R3E and Sec. 14, Sec. 22, Sec. 23, Sec. 26, Sec. 27, Sec. 34, Sec. 35, T6S, R3E, for 942.4 acres within a 1,434 acre permissible place of use.

For additional information concerning the property location, contact the Western Region office at (208)334-2190. Protests may be submitted based on the criteria of Idaho Code § 42-222. Any protest against the proposed change must be filed with the Director, Dept. 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 7/24/2023. The protestant must also send a copy of the protest to the applicant.

GARY SPACKMAN, Director
07/05.12/2023

PUBLIC NOTICE

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

57-12097
ARLOW NIELSEN
5842 OLD BRUNEAU HWY
MARSING, ID 83639-8021
Point of Diversion SWNW S34 T03N R04W OWYHEE County
Point of Diversion SWNW S34 T03N R04W OWYHEE County
Source GROUND WATER
Use: IRRIGATION
03/01 to 11/15; 0.06 CFS
Use: DOMESTIC
01/01 to 12/31; 0.04 CFS
Total Diversion: 0.1 CFS
Date Filed: 06-06-2023
Place Of Use: DOMESTIC, IRRIGATION
T03N R04W S34 SWNW
Total Acres: 2

Permits will be subject to all prior water rights. For additional information concerning the property location, contact the Western Region office at (208)334-2190; or for a full description of the right(s), please see <https://idwr.idaho.gov/apps/ExtSearch/WRAApplicationResults/>. Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the

approval of this application must be filed with the Director, Dept. 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 7/24/2023. The protestant must also send a copy of the protest to the applicant.

GARY SPACKMAN, Director
07/05.12/2023

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

CASE NO. CV37-23-00204
In the Matter of the Estate of CARLA MAY PARKS, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed as personal representative of the above-named decedent. All persons having claims against the decedent or the estate 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 21 day of June, 2023

/s/ Cynthia Pritchard
1392 Dundee Avenue
Ben Lomond, California
95005

(831) 459-2022
lilyazul@sbcbglobal.net
07/05.12.19/2023

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

CASE NO. CV37-23-00189
In the Matter of the Estate of HOLLY R. WADE, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed as Personal Representative of the above named estate. All persons having claims against the deceased 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, or filed with the Clerk of the Court.

Dated this 8 day of June, 2023

/s/ Mary E. Brinker
Mary E. Brinker, Personal Representative
of the Estate of Holly R. Wade
10402 Airport Loop
Melba, ID 83641
06/21.26:07/05/2023

OK
LE
7/31/23



The Owyhee Avalanche
Your source for Owyhee County
news and views since 1865



Public notices

BOARD OF OWYHEE COUNTY COMMISSIONERS June 2023 Synopsis June 5

-Approved the claims report as presented: Current Expenses-\$54,044; R&B-\$22,465; Dist. Court-\$3,472; Fair, County-\$3,375; Fair, Grounds & Buildings-\$271; Probation-\$468; Health Dist.-\$9,243; Historical Society & Museum-\$231; I&C-\$16,236; Revaluation-\$452; Solid Waste-\$19,500; Weeds-\$13,140; 911-\$960; Waterways-\$76; Off Hwy Vehicles-\$419; Self-Insurance-\$9,586.

-Approved the May 22, 2023 meeting minutes.

-Approved County Resolution - 2023-22 - Destruction of Records - Elections and Jury.

-Approved County Resolution 2023-23 - Open Mud Flat Road, effective June 6, 2023.

-Approved the Nampa Paving & Asphalt Pay Application #1 for the Wilson Creek Project in the amount of \$65,142.19.

-Approved the Gem Grant Reimbursement Request #2 - for the Wilson Creek Project in the amount of \$18,048.

-Approved the following 2024 Liquor License Renewals - Jumbo's Auto Supply in Bruneau and Guerrero's Market in Marsing.

-At 11:05 a.m. Went into executive session pursuant to Idaho Code §74-206 (a) personnel. Open session was resumed at 11:08 a.m. No action was taken.

-Signed the memorandum of decision and order in the personnel matter heard during executive session.

-At 11:09 a.m. Went into executive session pursuant to Idaho Code §74-206 (a) personnel. Open session was resumed at 11:14 a.m. No action was taken.

June 12

-Approved the claims report as presented: Current Expenses-\$1,605; R&B-\$406; Probation-\$713; Historical Society & Museum-\$231; Solid Waste-\$78; Capital Project Fund/ARPA-\$18,490.

-Approved the June 5, 2023 meeting minutes.

-Approved the Region IV Development, community development block grant drawdown #9 for Bruneau Water & Sewer District project in the amount of \$43,385.00, with the Chairman's signature for the Board.

-Approved the County Comment Letter to BLM re: Herd Management Environmental Assessment.

-Approved the Sheriff's new hire of Victoria Clum for full-time Dispatch/911, at the pay rate of \$19.70 per hour, effective June 14, 2023.

-Approved the Sheriff's new hire of Brant Monahan for full-time Jail Detention Deputy, at the pay rate of \$19.70 per hour, effective June 22, 2023.

-Approved the 2023 Zwygart & Associates Agreement with the Chairman's signature for the Board.

-At 9:35 a.m. Went into executive session pursuant to Idaho Code §74-206(1) (a) personnel. Open session was resumed at 9:48 a.m. No action was taken.

-Approved the weed spraying bid from New Environment.

June 20

-Approved County Comment Letter to BLM re: Proposed

Public Lands Rule.

-Approved the claims report as presented: Current Expenses-\$11,480; R&B-\$3,258; Probation-\$163; Historical Society & Museum-\$733; I&C-\$7,831; Junior College-\$4,000; Solid Waste-\$945; Weeds-\$3,375; 911-\$3,720; Waterways-\$585; Off Hwy Vehicles-\$144; Capital Project Fund/ARPA-\$3,062.

-Approved County Resolution 2023-24 - FY2024 Weed Spraying Bid Award.

-Approved County Resolution 2023-25 - New Payroll Procedure.

-Approved County Resolution 2023-26 - Ratification of Approval by the BOCC of an Agreement for Pathology Services with Ada County.

-Approved the notice to proceed for Nampa Paving and Asphalt on the Wilson Creek RABS and Paving project (00720), with the Chairman's signature for the Board.

-Approved the Sheriff's new hire of Chad Williams for full-time Patrol Deputy, at the pay rate of \$21.00 per hour, effective June 21, 2023.

-Approved the Sheriff's new hire of Samuel Zaragoza for full-time Jail Detention Deputy, at the pay rate of \$19.70 per hour, effective June 27, 2023.

-Approved the Sheriff's new hire of Tyrel Lowe for full-time Jail Detention Deputy, at the pay rate of \$19.70 per hour, effective June 27, 2023.

-Approved the Sheriff's transfer of Cayden Chavez from Jail Detention Deputy to Patrol Deputy, remaining at the pay rate of \$19.70 per hour, effective June 27, 2023.

-Approved the County fiscal year 2024 Public Defender Agreement with William Wellman.

-Approved certificate of residency 23-08 to College of Western Idaho.

June 26

-Approved the claims report as presented: Current Expenses-\$18,457; R&B-\$395; Dist. Court-\$1,376; Probation-\$123; I&C-\$7,101; Revaluation-\$64; Solid Waste-\$256; Weeds-\$10,800; Capital Project Fund/ARPA-\$27; Self-Insurance-\$8,998.

-Approved the minutes from the June 12 & 15, 2023 meetings.

-Approved the minutes from the June 20, 2023 meetings.

-Approved the Sheriff's reassignment of Kyle Monroe from full-time Patrol Deputy to Detective and from the pay rate of \$22.44 to \$27.37 per hour, effective July 3, 2023.

-Approved the Sheriff's reassignment of Bailey Battaglia from part-time Dispatch/911 to full-time Detention Deputy and remaining at the pay rate of \$19.70 per hour, effective July 19, 2023.

-Approved the Sheriff's reassignment of Adam Harrison from full-time Detention Deputy to full-time Dispatch/911 and remaining at the pay rate of \$19.70 per hour, effective July 17, 2023.

-Approved the Sheriff's new hire of Kate Biaggi for part-time Dispatch/911, at the pay rate of \$19.70 per hour, effective July 8, 2023.

-Approved the Sheriff's new hire of James Ferdinand for full-time Idaho Power contract Deputy at the pay rate of \$21.20 per hour, effective July 1, 2023.

-Approved the Clerk's reassignment of Jamie Eubanks

from Deputy Clerk to Chief Deputy Clerk and from the pay rate of \$25.61 to \$28.00 per hour, effective July 17, 2023.

-Approved the Clerk's reassignment of Pam Springer from Deputy Clerk to Deputy Auditor and from the pay rate of \$17.74 to \$20.00 per hour, effective July 17, 2023.

-Approved the Clerk's reassignment of Zoe Adrian from full-time Chief Deputy Clerk to part-time Payroll Auditor and from the pay rate of \$27.04 to \$23.00 per hour, effective August 1, 2023.

-Approved the Clerk's reassignment of Hannah Hardy from full-time Planning Department Planner I to part-time court scanner and remaining at the pay rate of \$17.74 per hour per hour, effective June 26, 2023.

-Approved the Idaho Power Law Enforcement Agreement for County Fiscal Year 2023 with the Chairman's signature for the Board.

-Approved the Murphy Water System Rural Development Planning Grant Application and to approve Clerk Barkell as the financial liaison and to sign and certify the application on behalf of Owyhee County.
07/12/2023

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

CASE NO. CV37-23-00204
In the Matter of the Estate of
CARLA MAY PARKS,
Deceased.

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

Dated this 21 day of June, 2023

/s/ Cynthia Pritchard
1392 Dundee Avenue
Ben Lomond, California
95005

(831) 459-2022
lifayazul@sbeglobal.net
07/05/23/2023

NOTICE OF PROPOSED CHANGE OF WATER RIGHT

TRANSFER NO. 87691
MARSHALL W BECKER,
31383 MUD FLAT RD, GRAND
VIEW, ID 83624-5049 has
filed Application No. 87691
for changes to the following
water rights within Owyhee
County(s): Right No(s) 57-11886,
57-11887, 57-11888, 57-11889,
57-11890, 57-11891, 57-11892,
57-11893, 57-11894, 57-11895,
57-11896, 57-11897, 57-1202,
57-1205, 57-1207, 57-1222A,
57-2108, 57-2285A, 57-2285B,
57-7010A, 57-7036, 57-7037,
57-7184A, 57-7331A, 57-7333A;
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 a
portion of the above rights as
follows:

Change point of diversion,

add points of diversion, and
change place of use. The points
of diversion are in SENE, Sec. 4,
T7S, R3E, SESW and SESW, Sec. 4,
T7S, R3E, NESE and SENE,
Sec. 27, T6S, R3E, NWNW,
Sec. 26, T6S, R3E, SESW, Sec. 23,
T6S, R3E for 14.2 cfs from
ground water. The place of use
is within Sec. 3, Sec. 4, Sec. 5,
T7S, R3E and Sec. 14, Sec. 22,
Sec. 23, Sec. 26, Sec. 27, Sec. 34,
Sec. 35, T6S, R3E, for 942.4 acres
within a 1,434 acre permissible
place of use.

For additional information
concerning the property location,
contact the Western Region office
at (208)334-2190. Protests may be
submitted based on the criteria of
Idaho Code § 42-222. Any protest
against the proposed change must
be filed with the Director, Dept.
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
7/24/2023. The protestant must
also send a copy of the protest to
the applicant.

GARY SPACKMAN, Director
07/05/2023

NOTICE OF PROPOSED RENTAL FROM WATER SUPPLY BANK

Notice is hereby given pursuant
to IDAPA Rule 37.02.03.030.02
(Water Supply Bank Rule 30.02)
that Idaho Power, PO BOX 70,
Boise, ID, 83707-0070, filed
an application on March 18,
2022 (Water Supply Bank Rental
Application No. 2336), to rent
Water Right No(s). 2-7353 and
2-10205 from the Water Supply
Bank from July 5th to September
18th in 2023, only. The proposed
rental in Gooding, Elmore, Ada,
and Owyhee Counties would
provide for the temporary
dedication of 73.5 cfs from the
Snake River for Power, tributary
to the Columbia River.

Comments may be submitted
based on the criteria of Section
42-1763, Idaho Code. Comments
should be filed in writing to
the Idaho Department of Water
Resources, PO Box 83720, Boise,
ID 83720-0098, or emailed to
Bank@idwr.idaho.gov on or
before July 24, 2023. For more
information, visit www.idwr.idaho.gov/water-supply-bank.

Gary Spackman, Director
07/05/2023

NOTICE OF TRUSTEE'S SALE

Trustee's Sale No. PLTS103618
NOTICE IS HEREBY GIVEN
that, Pioneer Title Company of
Ada County dba Pioneer Lender
Trustee Services, the duly
appointed Successor Trustee,
will on 10/10/2023, at the hour of
11:00 AM, of said day, at Owyhee
County Courthouse, In The Lobby,
20381 State Hwy 78, Murphy, ID,
sell at public auction to the highest
bidder, for cash, in lawful money
of the United States, all payable
at the time of sale, the following
described real and personal
property (hereafter referred to
collectively as the "Property"),
situated in the County of Owyhee,
State of Idaho, to-wit;

Lot 4, Block 1,
Eagle View Estates,
according to the
official plat thereof
recorded as Instrument
No. 215482, records
of Owyhee County,
Idaho, and as amended
by amendment to the
plat of Eagle View
Estates recorded June

18, 1997 as Instrument
No. 222082, Owyhee
County records.

The Trustee has no knowledge
of a more particular description of
the above-referenced Property but,
for purposes of compliance with
Section 60-113 of Idaho Code,
the Trustee has been informed that
the address of 12532 Cinnebar
Way, Murphy, ID 83650, is
sometimes associated with said
real property.

Said 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
executed by Tish Powell, a married
woman and her sole and separate
property, as Grantor, to Pioneer
Title Company of Ada County, as
Trustee, for the benefit and security
of Joseph E. Stewart and Paula
L. Stewart, as Beneficiary, dated
7/14/2017, recorded 7/31/2013,
under Instrument No. 293396,
Mortgage records of Owyhee
County, ID, the beneficial interest
in which is presently held by
Joseph E. Stewart and Paula L.
Stewart.

THE ABOVE GRANTORS
ARE NAMED TO COMPLY
WITH SECTION 45-1506(4)
(a), IDAHO CODE. NO
REPRESENTATION IS MADE
THAT THEY ARE, OR ARE NOT,
PRESENTLY RESPONSIBLE
FOR THIS OBLIGATION.

The default for which is sale is
made is the failure to pay when
due under the Deed of Trust Note
dated 7/14/2017, FAILURE TO
PAY THE INSTALLMENT OF
PRINCIPAL AND INTEREST
WHICH BECAME DUE
ON 10/1/2022; PLUS LATE
CHARGES, AND ADVANCES
FOR DELINQUENT REAL
ESTATE TAXES AND HAZARD
INSURANCE AS SET FORTH,
AND ALL SUBSEQUENT
INSTALLMENTS OF
PRINCIPAL AND INTEREST,
PLUS LATE CHARGES,
DELINQUENT REAL ESTATE
TAXES, DELINQUENT
INSURANCE PREMIUMS AND
ALL FORECLOSURE COSTS
AND FEES.

All delinquencies are now
due, together with unpaid
and accruing taxes, assessments,
trustee's fees, attorney's fees,
costs and advances made to protect
the security associated with this
foreclosure. The principal balance
is \$156,918.98, together with
interest thereon at 6% per annum
from 5/2/2023, until paid.

The Beneficiary elects to sell or
cause the trust property to be sold
to satisfy said obligation.

Anyone having any objection to
the sale on any grounds whatsoever
will be afforded an opportunity to
be heard as to those objections if
they bring a lawsuit to restrain
the same.

DATED: June 8, 2023.

Pioneer Title Company of
Ada County dba Pioneer Lender
Trustee Services
Trustee
/s/ Deborah Duncan,
Assistant Secretary
Pioneer Lender Trustee
Services
8151 W. Rifleman Street
Boise, ID 83704
06/21/2023/07/05/2023