

Lewis N. Stoddard, Bar Number 7766
Benjamin J. Mann, Bar Number 10198
Halliday, Watkins & Mann, P.C.
300 W. Main St. Ste. 150
Boise, ID 83702
Phone: 801-355-2886
Facsimile: 801-328-9714
lewis@hwmlawfirm.com
Attorney for Plaintiff | HWM File No. ID10533

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 CHE FOWLER
HALLIDAY WATKINS & MANN

2022-082859
09/29/2022 08:52 AM
AMOUNT:\$13.00



**IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF ADA**

Safeguard Misty Realty Group LLC,

Plaintiff,

v.

Unknown Heirs & Devisees of the Estate of
Mary L. Drummond; Unknown Heirs &
Devisees of the Estate of William A.
Drummond; United States of America, by and
through the Secretary of Housing and Urban
Development; and Unknown Parties in
Possession of or with an interest in the real
property commonly known as:

10174 Vixen Dr, Boise, ID 83709,

Defendants.

NOTICE OF LEVY

Case No.: CV01-22-05956

NOTICE IS HEREBY GIVEN under and by virtue of an Order for Sale of Foreclosure entered with the Court on September 2, 2022 and Writ of Execution issued September 9, 2022, out of and under the seal of the above-entitled Court on a Judgment and Order and Decree of Foreclosure recovered in said Court in the above-entitled action on September 2, 2022, in favor of the above-named Plaintiff, I have as of this date attached and levied upon all the right, title, claim and interest of the Defendants in and to certain real estate, which is situate in the County of Ada, State of Idaho, more particularly described as follows:

Lot 12 in Block 6 of Fox Ridge Estates No. 3 Subdivision, according to the Plat thereof filed in Book 33 of Plats at Pages 1995-1996, Records of Ada County, Idaho.

Commonly known as: 10174 Vixen Dr, Boise, ID 83709.

DATED This 29TH day of September 2022.

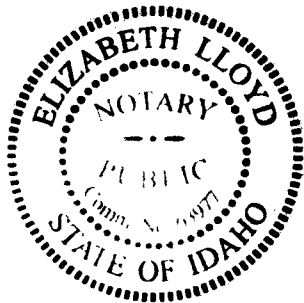


MATTHEW CLIFFORD
Sheriff of Ada County

By: *Jocelyn Martin*
Jocelyn Martin, Civil Deputy Sheriff

STATE OF IDAHO)
 : ss.
County of Ada)

Sworn to before me and subscribed in my presence by Jocelyn Martin, this 29th day of September 2022.



Elizabeth Lloyd
Notary Public
State of Idaho
County of Ada
My Commission Expires: 10-5-2026

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Attorney for Plaintiff | HWM File No. ID10533

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 CHE FOWLER
HALLIDAY WATKINS & MANN

2022-082860
09/29/2022 08:52 AM
AMOUNT: \$13.00



**IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF ADA**

Safeguard Misty Realty Group LLC,

Plaintiff,

v.

Unknown Heirs & Devises of the Estate of
Mary L. Drummond; Unknown Heirs &
Devises of the Estate of William A.
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Possession of or with an interest in the real
property commonly known as:

10174 Vixen Dr, Boise, ID 83709,

Defendants.

WRIT OF EXECUTION

Case No.: CV01-22-05956

ACSD CIVIL '22SEP21PM12:47

TO: THE SHERIFF OF ADA COUNTY, IDAHO:

WHEREAS, a Judgment was executed by Judge Patrick Miller in the above-entitled court in favor of Plaintiff Safeguard Misty Realty Group LLC, for the sum of \$138,659.05, together with interest thereon. Such judgment having been docketed in the office of the Clerk of this Court on the September 2, 2022;

AND WHEREAS, this Court ordered and decreed that Plaintiff's mortgages and security interests be foreclosed and the real property covered thereby, and described as follows:

Lot 12 in Block 6 of Fox Ridge Estates No. 3 Subdivision, according to the Plat thereof filed in Book 33 of Plats at Pages 1995-1996, Records of Ada County, Idaho.

Commonly known as: 10174 Vixen Dr, Boise, ID 83709.

be sold by the sheriff of the County of Ada as under execution, and the proceeds of such sale, after paying the costs, disbursements, attorney fees, and expenses herein stated, be applied to the judgment;

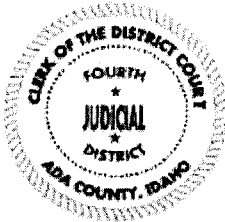
NOW, YOU ARE HEREBY COMMANDED to satisfy the aforesaid judgment by levying on, and selling in the manner provided by law for the sale of real property, all of the right, title, and interest of Defendants hereinabove described by selling the real property and to have the proceeds from that sale, together with this writ and your return thereon, in this court within sixty (60) days after you receive the writ, showing how you have executed the same.

DATED: 9/9/2022

PHIL MCGRANE

CLERK OF THE DISTRICT COURT

Eric Rowell
Deputy Clerk



Lewis N. Stoddard, Bar Number 7766
Benjamin J. Mann, Bar Number 10198
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ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
HALLIDAY, WATKINS & MANN, P.C.

2022-076969
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\$13.00

**IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF ADA**

Safeguard Misty Realty Group LLC,

Plaintiff,

v.

Unknown Heirs & Devisees of the Estate of
Mary L. Drummond; Unknown Heirs &
Devisees of the Estate of William A.
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through the Secretary of Housing and Urban
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Possession of or with an interest in the real
property commonly known as:

10174 Vixen Dr, Boise, ID 83709,

Defendants.

JUDGMENT

Case No.: CV01-22-05956

JUDGMENT IS ENTERED AS FOLLOWS:

1. The Plaintiff have and recover a decree of foreclosure against the interests of Defendants in the real property at issue, and against the real property commonly known as 10174 Vixen Dr, Boise, ID 83709, for the sum of \$134,349.63 and reasonable attorney fees and costs in the amount of \$4,309.42, for a total of \$138,659.05, which sum shall bear interest from the date of this Judgment at the rate allowed by law on judgments.

2. That the following described mortgage premises be sold at public auction in the County of Ada, State of Idaho, by and under the direction of the Sheriff of Ada County, Idaho, subject of the statutory right of said Defendants to redeem the same in accordance with the law of the State of Idaho, to-wit:

Lot 12 in Block 6 of Fox Ridge Estates No. 3 Subdivision, according to the Plat thereof filed in Book 33 of Plats at Pages 1995-1996, Records of Ada County, Idaho.

Commonly known as: 10174 Vixen Dr, Boise, ID 83709.

DATED: 8/26/2022 11:43:33 AM

Patrick J. Malt
 DISTRICT COURT JUDGE

CLERK'S CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on 9/2/2022 10:26:11 AM, I caused a true and correct copy of this document to be served upon the following listed below:

Lewis N. Stoddard lewis@hwmlawfirm.com	<input type="checkbox"/> U.S. Mail <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Hand Delivery <input checked="" type="checkbox"/> Email/iCourt
Unknown Heirs & Devisees of the Estate of Mary L. Drummond; Unknown Heirs & Devisees of the Estate of William A. Drummond; and Unknown Parties in passion of or with an interest in the real property: 10174 Vixen Dr Boise, ID 83709	<input checked="" type="checkbox"/> U.S. Mail <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Hand Delivery

STATE OF IDAHO }
 COUNTY OF ADA } ss

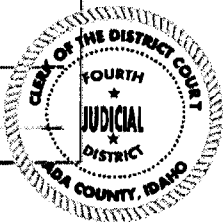
I, PHIL McGRANE, Clerk of the District Court of the Fourth Judicial District of the State of Idaho in and for the County of Ada, do hereby certify that the foregoing is a true and correct copy of the original filed in the above entitled action. As witness I have set my hand and affixed my official seal.

DATED 9/2/2022 10:33:38 AM

PHIL McGRANE, Clerk of the District Court

By: *[Signature]* Deputy

[Signature]
 Deputy Clerk



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Benjamin J. Mann, Bar Number 10198
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ADA COUNTY RECORDER Phil McGrane
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AMOUNT:\$13.00



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**IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF ADA**

Safeguard Misty Realty Group LLC,

Plaintiff,

v.

Unknown Heirs & devisees of the Estate of
Mary L. Drummond; Unknown Heirs &
Devisees of the Estate of William A.
Drummond; United States of America, by and
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10174 Vixen Dr, Boise, ID 83709,

Defendants.

ORDER FOR SALE OF FORECLOSURE

Case No.: CV01-22-05956

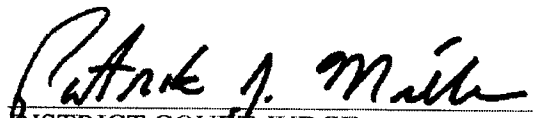
TO: THE SHERIFF OF Ada COUNTY, IDAHO

WHEREAS, Plaintiff, did have and recover a Judgment and Order and Decree of Foreclosure against the above-named Defendants, a copy of which is attached hereto and made part hereof.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED AND DIRECTED to proceed to advertise and sell such property in the manner provided by law and as directed in said Judgment and Order and Decree of Foreclosure, to apply the proceeds of such sale to the

satisfaction of said Judgment and Order and Decree of Foreclosure with interest thereon and costs, together with your fees, and to file your return of such sale and report of your proceedings under this order with the Clerk of the District Court within sixty (60) days of the receipt of the Writ of Execution directed from this Order.

DATED: 8/26/2022 11:43:11 AM


DISTRICT COURT JUDGE

CLERK'S CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on 9/2/2022 10:25:30 AM, I caused a true and correct copy of this document to be served upon the following listed below:


Lewis N. Stoddard lewis@hwmlawfirm.com	<input type="checkbox"/> U.S. Mail <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Hand Delivery <input checked="" type="checkbox"/> Email/iCourt
Unknown Heirs & devisees of the Estate of Mary L. Drummond; Unknown Heirs & devisees of the Estate of William A. Drummond; and Unknown Parties in passion of or with an interest in the real property: 10174 Vixen Dr Boise, ID 83709	<input checked="" type="checkbox"/> U.S. Mail <input type="checkbox"/> Facsimile <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Hand Delivery

STATE OF IDAHO } ss
COUNTY OF ADA }

I, PHIL McGRANE, Clerk of the District Court of the Fourth Judicial District of the State of Idaho in and for the County of Ada, do hereby certify that the foregoing is a true and correct copy of the original filed in the above entitled action. As witness I have set my hand and affixed my official seal.

DATED 9/2/2022 10:35:36 AM

PHIL McGRANE, Clerk of the District Court

By  Deputy


Deputy Clerk

