

## NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on  
\_January 30, 2024\_, and an Order of Sale of Foreclosure issued on January 22, 2024, out of the  
District Court of the Second Judicial District of the State of Idaho, in and for the County of Nez  
Perce in the case of:

M&T BANK,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS AND  
DEWISEES OF WYATT T. HAZELTINE;  
AND DOES 1 THROUGH 20, et al.,

Defendants.

Case No. CV35-23-1775

Sheriff Case No. 24-C190

### NOTICE OF SALE

Date of Sale: March 20, 2024

Time of Sale: 10:00 a.m. DST

Sheriff's Office

Place of Sale: 1150 Wall Street, Lewiston

NOTICE IS HEREBY GIVEN, that on the \_20th\_ day of \_March\_, \_2024\_, at \_10\_  
o'clock am of said day, at \_1150 Wall Street, Lewiston\_, 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 Nez Perce  
County, Idaho:

**557 Park Street Apt 1, Lewiston, ID 83501** and legally described as follows:

CONDOMINIUM UNIT 1 OF BUILDING NO. 1, AS SHOWN ON THE  
CONDOMINIUM MAP FOR PARK PLACE CONDOMINIUMS APPEARING  
IN THE RECORDS OF NEZ PERCE COUNTY, IDAHO, AS INSTRUMENT  
NO. 428772 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM  
DECLARATION FOR PARK PLACE CONDOMINIUMS, RECORDED IN THE  
RECORDS OF NEZ PERCE COUNTY, IDAHO, AS INSTRUMENT NO. 428781

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 Nez Perce 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.

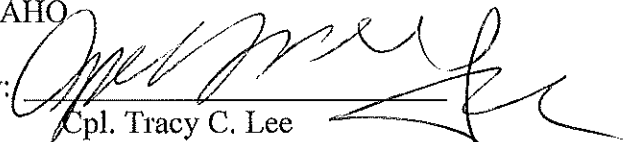
In the event the purchaser is a creditor having a prior lien to that of the redemptioners, other than the judgment under which the purchase is made, the purchaser will also be entitled to payment of that lien amount with interest at the rate allowed in Idaho Code Section 18-22-104(1).

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 12th day of February, 2024.

BRYCE SCRIMSHER  
SHERIFF OF NEZ PERCE COUNTY,  
IDAHO

By:

  
Cpl. Tracy C. Lee

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

EVERY PERSON WHO INTENTIONALLY DEFACES, 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).