

# LEGAL NOTICES

Legal Notices deadline is four working days prior to date of publication

**SUMMONS BY PUBLICATION**  
**CASE NO. CV35-23-1746**

**IN THE DISTRICT COURT OF THE SECOND JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF NEZ PERCE**

ALAN W. HEDRICK and SARAH E. HEDRICK, husband and wife,

Plaintiffs,

v.

**HAROLD E. HEDRICK and CARRIE PALMER**, the heirs of **HAROLD E. HEDRICK**, deceased and **EDNA B. HEDRICK**, deceased, and any and all unknown persons who may claim any interest or title in and to the following described real property:

All of the following described real property in the County of Nez Perce, State of Idaho, to wit:

That part of Government Lot 1, Section 14, Township 31 North, Range 5 West, B.M., described as follows: Commencing at the Section corner common to Sections 13, 14, 23 and 24; thence due West 1,320 feet; thence North 0°01' West 4,527.5 feet to the True Point of Beginning; thence due West 1,534.54 feet to a point on the bank of the Snake River; thence North 21°00' East 105.68 feet; thence North 8°00' East 46.29 feet; thence due East 1,490.19 feet; thence South 0°01' East 144.50 feet to the True Point of Beginning.

and

All of the following described real property in the County of Nez Perce, State of Idaho, to wit:

That part of Government Lot 1, Section 14, Township 31 North, Range 5 West, B.M., described as follows: Commencing at the Section corner common to Sections 13, 14, 23 and 24; thence due West 1,320 feet; thence North 0°01' West 4,672 feet to the True Point of Beginning; thence due West 1,490.19 feet to a point on the bank of the Snake River; thence North 8°00' East 148.44 feet; thence due East 1,469.49 feet; thence South 0°01' East 147.0 feet to the True Point of Beginning.

Defendants.

**TO: DEFENDANT CARRIE PALMER**

You have been sued by ALAN W. HEDRICK and SARAH E. HEDRICK in the District Court of the Second Judicial District in and for the County of Nez Perce, State of Idaho, in Case No. CV35-23-1746.

The nature of the claim against you is a quiet title action involving property in Nez Perce County, Idaho.

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 1230 Main Street/P. O. Box 896, Lewiston, ID 83501, (208) 799-3040, and served a copy of your response on the Plaintiffs' attorney, Anthony C. Anegon of Aherin, Rice & Anegon, 1212 Idaho Street, P. O. Drawer 698, Lewiston, ID 83501, (208) 746-3646.

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

DATED this 18th day of December, 2023.

CLERK OF THE DISTRICT COURT  
By /s/Brittany Davenport, Deputy Clerk

HERIN, RICE & ANEGON  
Anthony C. Anegon, ISB # 2917  
1212 Idaho Street, P.O. Drawer 698  
Lewiston, ID 83501-0698  
(208) 746-3646; Email: tonegon@aralawoffice.com  
Attorneys for Plaintiffs

**NOTICE OF RE-SCHEDULED TRUSTEE'S SALE**

On Tuesday, the 23rd day of January, 2024, at the hour of 10:00 o'clock a.m. of said day at Alliance Title and Escrow, 1455 "G" St., Lewiston, in the County of Nez Perce, State of Idaho, Ryan M. Fawcett, as Successor Trustee, will 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 property situated in the County of Nez Perce, State of Idaho, and described as follows, to-wit:

**The South 80 feet of the North 197.73 feet of the West 220.00 feet of Lot 5, Block 86, LEWISTON ORCHARDS TRACT NO. 12, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys.**

The Successor Trustee has no knowledge of a more particular description of the above-referenced real property, but for purposes of compliance with Section 60-113, Idaho Code, the Successor Trustee has been informed that the street address of 3625 17th Street, Lewiston, Idaho, 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 MICHELLE L. LEONARDSON and BRADLEY R. LEONARDSON, Wife and Husband, Grantor, to Ryan M. Fawcett, Successor Trustee, for the benefit and security of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., recorded September 14, 2020, as Instrument No. 880161, Mortgage records of Nez Perce County, Idaho; and assigned to IDAHO HOUSING AND FINANCE ASSOCIATION by Assignment of Deed of Trust recorded on March 24, 2023, as Instrument 906427, Mortgage records of Nez Perce County, Idaho. THE ABOVE GRANTOR IS 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.

Said sale is a public auction for which the bid price must be paid immediately upon close of bidding by certified funds in the form of cashier's checks, certified checks, or valid money orders only. If the Trustee is unable to convey title for any reason whatsoever, the successful bidder's exclusive and sole remedy shall be the return of actual monies paid to the Successor Trustee and the successful bidder shall have no further recourse.

The default for which this sale is to be made is the failure to pay when due, monthly installment payments under the Deed of Trust Note dated September 10, 2020, in the amount of \$1,412.00 each, for the months of August, 2022 through April, 2023, inclusive. All delinquent payments are now due, plus accumulated late charges, plus all escrow advances, plus any costs or expenses associated with this foreclosure. The accrued interest is at the rate of 3.125% per annum from July 1, 2022, and the Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation. The principal balance owing as of this date on the obligation secured by said Deed of Trust is \$214,531.79, plus accrued interest at the rate of 3.125% per annum from July 1, 2022.

DATED This 12th day of December, 2023.

/s/ Ryan M. Fawcett  
RYAN M. FAWCETT  
a Member of the Idaho State Bar  
SUCCESSOR TRUSTEE

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Miscellaneous60

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or  
208-790-1882

Pets/Cats63



ADOPTION EVENT!  
Helping Hands Rescue has an adoption event every Saturday, 10am-2pm. We're in the building next to the old Shopko on Thain Grade, Lewiston. We always have lots of kittens/cats and very often have dogs/puppies looking for homes Stop by! 208-743-3157.

Pets/Dogs64



Mini Aussie mix puppies 7 weeks old. They will be ready for their forever homes on Jan 11th. Three boys and one girl. They will be up to date on shots and worming. They are very sweet and lovable. \$600.00 OBO. Call Ann 208-413-2658 leave message

Wanted To Buy70

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Employment

Help Wanted112

Seeking a personal support worker for an autistic and intellectually disabled adult. This client likes to access various places and events in the community but needs assistance with transportation, speech, and social interactions. A valid driver's license & car is mandatory. Pay rate \$17.00 per hour. Please text message 208-553-3743

Wanted: full-time, 50+ female caregiver. 509-295-4161

Education

Music Lessons130

Piano Lessons for all ages! In the Moscow Area 208-301-0102

Rentals

Apartments/Unfurnished202

For Rent  
1bdrm apartment 426 Water St., Juliaetta. Owner managed and operated. Call 509-945-7357 for more information. \$650/mo, utilities included.

Real Estate

Manufactured Homes233

TALK ABOUT AFFORDABLE HOUSING! 2 bd, 1 bath dblwide on lrg rented lot at Juliaetta, completely remodelled, vinyl windows, heat pump, new appliances, large add-a-room + covered deck, W/D, carport. Only \$85,000. Also 2 single wides between \$35-55,000. Call for details 208-791-8445 Owner finance considered. \$0 sales tax.

JUMBLE

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

ATAEB

TLOAT

DLAGYL

SRNPOE

Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.

“ ”

(Answers tomorrow)

Yesterday's Jumbles: KNOWN SEIZE GYPSUM TAWDRY  
Answer: They were beginning to teach their child addition, but it was going to — TAKE “SUM” DOING

Get the free JUST JUMBLE app • Follow us on Twitter @PlayJumble



And the lamp-light o'er him streaming throws his shadow on the floor; And my soul from out that shadow that lies floating on the floor Shall be lifted nevermore!

Oh, my! He has a way with words.

THE STYLE USED TO WRITE "THE RAVEN" TURNED THE AUTHOR INTO AN ---

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CROSSWORD

By THOMAS JOSEPH

ACROSS

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Yesterday's answer





DIRECTED BY TERRY LEWIS  
BOOK BY JOE DIPIETRO  
MUSIC BY JIMMY ROBERTS

I Love You.  
YOU'RE PERFECT  
Now Change  
A Musical Revue

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