

SUMMONS BY PUBLICATION
Case No. CV35-26-1873

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

LEVI BERQUIST and DENA BERQUIST, husband and wife,
Plaintiffs,

v.

LUCKY ACRES FENCING, INC., an Idaho corporation; VAN VLEET ENTERPRISE, INC., an Idaho corporation; ADAM J. VAN VLEET and JENNIFER GARCIA CHAVEZ DE VAN VLEET, husband and wife; IDAHO STATE TAX COMMISSION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS CORPORATION SERVICE COMPANY, AS REPRESENTATIVE FREEDOM MORTGAGE CORPORATION DBA JEFFERSON HOME MORTGAGE AND LOAN; LOANPAL, LLC; and JOHN and JANE DOES 1 through 10, And Any Parties In Possession Or Claiming Any Right To Possession Not Shown By The Public Record And The Unknown Owners Of Real Property Located in Nez Perce County, And Described As Follows, To Wit and All Personal Property Thereon:

A division of a portion of Instrument No. 508200, records of Nez Perce County, Idaho, being in a portion of the northwest quarter of Section 35, and the southwest quarter of Section 26, Township 36 North, Range 5 West of the Boise Meridian, in the County of Nez Perce, Idaho, and more particularly described as:

COMMENCING at the northeast corner of said Instrument No. 508200; thence south 04°36'39" west along the east line of said Instrument No. 508200 a distance of 475.61 feet to the true point of beginning; thence continuing along said east line a distance of 435.58 feet to an angle point in the east line; thence continuing south along the east line a distance of 25.00 feet to the north right-of-way line of Old Highway 95 as shown by said Instrument No. 508200; thence north 89°39'01" west along said north right-of-way line a distance of 194.35 feet to the beginning of a curve being concave to the north having a central angle of 16°53'37" and a radius of 873.62 feet; thence northwesterly along the arc of said curve a distance of 257.59 feet to an angle point in the right-of-way of said Old Highway 95; thence continuing north 72°45'31" west along said north right-of-way a distance of 23.06 feet to the southwest corner of said Instrument No. 508200; thence north along the west line of said Instrument No. 508200 a distance of 26.16 feet to an angle point in said west line; thence continuing north 04°51'40" east along said west line of Instrument No. 508200 a distance of 470.78 feet to the true point of beginning.

Defendants.

TO: LUCKY ACRES FENCING, INC., an Idaho corporation; VAN VLEET ENTERPRISE, INC., an Idaho corporation; ADAM J. VAN VLEET and JENNIFER GARCIA CHAVEZ DE VAN VLEET, husband and wife; IDAHO STATE TAX COMMISSION; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS, FREEDOM MORTGAGE CORPORATION DBA JEFFERSON HOME MORTGAGE AND LOAN; LOANPAL, LLC; and JOHN and JANE DOES 1 through 10 And Any Parties In Possession Or Claiming Any Right To Possession Not Shown By The Public Record And The Unknown Owners Of Real Property Located in Nez Perce County, Described Above and All Personal Property Thereon:

You have been sued by the plaintiffs, LEVI BERQUIST and DENA BERQUIST, husband and wife, in the District Court in and for Nez Perce County, Idaho, in the above-entitled case.

The nature of the claim against you is for quiet title.

- 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 No., and paid any required filing fee to the Clerk of the Court at 1230 Main Street, P. O. Box 896, Lewiston, Idaho 83501 (208) 799-3020, and served a copy of your response on the Plaintiff's attorney at 1304 Idaho Street, P.O. Box 854, Lewiston, Idaho 83501; iCourt filing: jbcdocs@outlook.com.

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 legal assistance, you should immediately retain an attorney to advise you in this matter.

Dated: 10/19/2026

Nez Perce County District Court

By /s/ Jenny Lambert
Deputy Clerk

Zachary A. Battles, ISBN 9554
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