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*Attorneys for Plaintiff*

**IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT OF THE  
STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON**

IDAHO HOUSING AND FINANCE  
ASSOCIATION,

Plaintiff,

v.

Heirs and Devisees of JOSE SOLIS, et al.,

Defendants.

Case No. CV14-23-01149

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

**Date of Sale: April 10, 2024**

**Time of Sale: 9:00 a.m.**

**Place of Sale: Canyon County Courthouse**

Under and by virtue of an Order and Decree of Foreclosure and Judgment (“Judgment”) issued by the District Court in Canyon County, on January 30, 2024, wherein Idaho Housing and Finance Association, Plaintiff, recovered a Decree of Foreclosure against certain Defendants, and under and by virtue of a Writ of Execution issued out of the above-entitled Court, I am commanded to sell, at public auction, in the manner prescribed by law, the following real property, commonly known as: **709 Coopers Court, Caldwell, Idaho 83605**, and particularly described as:

**LOT 23, IN BLOCK 1 OF MANCHESTER PARK UNIT NO. 5,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 27  
OF PLATS AT PAGE(S) 14, AND AMENDED BY AN AFFIDAVIT  
RECORDED SEPTEMBER 13, 1999 AS INSTRUMENT NO. 9936784.  
OFFICIAL RECORDS OF CANYON COUNTY, IDAHO.**

PUBLIC NOTICE IS HEREBY GIVEN that on Wednesday, the 10th day of April, 2024, at the hour of 9:00 o'clock, a.m., of said day, in the Main Lobby of the Canyon County Courthouse

located at 1115 Albany St., Caldwell, Idaho, I will, in obedience to said Judgment and Writ of Execution, sell the above-described property, or so much thereof as may be necessary to satisfy the Judgment aforesaid, as provided in the above Judgment, with interest thereon and costs, to the highest bidder for cash in lawful money of the United States of America, or credit bid by the judgment lienholder, Idaho Housing and Finance Association.

The Sheriff, by Certificate of Sale, will transfer the right, title, and interest of the judgment debtor in and to the property. The Sheriff shall also give possession but does not guarantee clear title nor continued possessory right to the purchaser.

The highest bidder must tender to the Sheriff the full bid amount, in the form of a cashier's check, at the time of sale.

The above-described parcel of real property is subject to redemption within six (6) months after the sale, pursuant to Idaho Code § 11-402.

GIVEN UNDER My hand this 28<sup>th</sup> day of February, 2024.

KIERAN DONAHUE  
Canyon County Sheriff, Idaho

By T. Krein #5988  
Civil Deputy Sheriff

PLAINTIFF HAS THE RIGHT TO SUBMIT A CREDIT BID. SALE MAY BE CANCELLED WITHOUT NOTICE.  
NOTE: THE SHERIFF'S OFFICE DOES NOT GUARANTEE CLEAR TITLE OR GUARANTEE CONTINUED POSSESSORY RIGHTS. THE CANYON COUNTY SHERIFF'S OFFICE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY IN THE ADMISSION OF OR ACCESS TO, OR PARTICIPATION IN ITS PROGRAMS OR ACTIVITIES. REQUEST FOR REASONABLE ACCOMMODATION MUST BE MADE NO LESS THAN 48 HOURS BEFORE THE SCHEDULED SALE. REQUEST FOR REASONABLE ACCOMMODATION FORMS ARE AVAILABLE FROM THE SHERIFF'S OFFICE, 1115 ALBANY STREET, CALDWELL, IDAHO.