

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. ID21430

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

loanDepot.Com, LLC,

**Plaintiff,**

**v.**

Unknown Heirs & Devisees of the Estate of Ross Cavazos; Blackhawk Subdivision Homeowners' Association, Inc.; Cross River Bank c/o Sunlight Financial; and Unknown Parties in Possession of or with an interest in the real property commonly known as:

10690 Pipevine Dr, Nampa, ID 83687,

**Defendants.**

**NOTICE OF SHERIFF'S SALE**

Case No.: CV14-23-08695

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on the 23rd day of April, 2024, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 1 in Block 18 of Blackhawk Subdivision No. 6, according to the official plat thereof, filed in Book 38 of Plats at Page(s) 6, and as amended by an Affidavit recorded July 11, 2013 as Instrument No. 2013-031041, records of Canyon County, Idaho.

Property Address: 10690 Pipevine Dr, Nampa, ID 83687

Notice is hereby given that on the 26<sup>th</sup> day of June, 2024 at 9:00 AM, at the location of the Main Lobby of the Canyon County Courthouse located at 1115 Albany St., Caldwell, ID 83605, the above-described property will be sold to the highest bidder to satisfy Plaintiff's judgment, with interest and costs.

The highest bidder must tender to the Sheriff the full bid amount, in the form of a cashier's check, within two hours after the sale. The sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property.

The purchaser will be entitled to a deed for the premises so sold at the expiration of the six-month redemption period.

The Sheriff will give possession, but does not guarantee clear title nor continue possessory right to the purchaser.

Dated this 3<sup>rd</sup> day of May, 2024.

KIERAN DONAHUE  
CANYON COUNTY SHERIFF

By: K.Beard #5943  
Civil Deputy

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.