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

<p>Guild Mortgage Company LLC,</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>Unknown Heirs & devisees of the Estate of Alejandro Cervantes; Rita V. Martinez Ruiz; and Unknown Parties in Possession of or with an interest in the real property commonly known as:</p> <p>1715 and 1717 Lake Lowell Ave, Nampa, ID 83686,</p> <p style="text-align: center;">Defendants.</p>	<p>NOTICE OF SHERIFF'S SALE</p> <p>Case No.: CV14-24-01937</p>
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Under and by virtue of a Writ of Special Execution issued in the above-entitled action on the 21st day of February, 2025, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

This parcel is a portion of the West one-half of the Northwest quarter of the Northeast quarter of Section 32, Township 3 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows: commencing at the Northwest corner of said West one-half of the Northwest quarter of the Northeast quarter; thence North 89 degrees 58 minutes 23 seconds East (formerly North 89 degrees 48 minutes 00 seconds East) along the North boundary of said West one-half of the Northwest quarter of the Northeast quarter, a distance of 92.40 feet to the true point of beginning; thence continuing North 89 degrees 58 minutes 23 seconds East (formerly North 89 degrees 48 minutes 00 seconds East) along the North boundary of said West one-half of the Northwest quarter of the Northeast quarter, a distance of 74.60 feet to the Northwest corner of the Resk Country Estates Subdivision as on file in Book 12 of Plats at page 17 in the office

of the Canyon County recorder, Caldwell, Idaho; thence South 01 degree 03 minutes 23 seconds West (formerly South 00 degrees 53 minutes 00 seconds West) along the West boundary of said Resk Country Estates Subdivision, a distance of 288.26 feet; thence South 89 degrees 58 minutes 23 seconds West parallel with the North boundary of said West one-half of the Northwest quarter of the Northeast quarter, a distance of 74.60 feet; thence North 01 degree 03 minutes 23 seconds East, a distance of 288.26 feet to the true point of beginning.

Commonly known as: 1715 and 1717 Lake Lowell Ave, Nampa, ID 83686.

Notice is hereby given that on the 23rd day of April, 2025 at 9:30 AM at the location of the Main Lobby of the Canyon County Courthouse at 1115 Albany Street, 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 2 hours following the time of 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 6th day of March, 2025.

Kieran Donahue, Canyon County Sheriff

By: T. Krein, Civil Deputy #5988

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.