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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 KIPTON
MILLER; SPOUSE OF KIPTON MILLER;
IDAHO DEPARTMENT OF HEALTH
AND WELFARE; and JOHN DOE and
JANE DOE,

Defendants.

Case No. CV14-25-00248

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Date of Sale: May 7, 2025

Time of Sale: 9:00 AM

**Place of Sale: Main Lobby, Canyon County
Courthouse, 1115 Albany St.,
Caldwell, Idaho, 83605.**

Under and by virtue of an Order and Decree of Foreclosure and Judgment ("Judgment") issued by the District Court in Canyon County, on March 12, 2025, 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: **522 E Maryland Ave, Nampa, ID 83686**, and particularly described as:

Lot 8B, Block 1, Maryland Townhouse Subdivision, Nampa, Canyon County, Idaho, according to the official plat thereof, filed in Book 22 of Plats at Page(s) 24, official records of said County.

PUBLIC NOTICE IS HEREBY GIVEN that on the 7th day of May, 2025, at the hour of 9:00 a.m., of said day, at 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, within 2 hours following 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 24th day of March, 2025.

KIERAN DONAHUE
Canyon County Sheriff, Idaho

By T. Krein #5988
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.