

Steven Wieland, ISB No. 8282  
Jaren Wieland, ISB No. 8265  
MOONEY WIELAND WARREN  
512 W. Idaho St., Ste. 103  
Boise, ID 83702  
t: 208.401.9219  
f: 888.234.8543  
steven.wieland.service@mooneywieland.com  
jaren.wieland.service@mooneywieland.com

*Counsel for Plaintiffs*

THIRD JUDICIAL DISTRICT, STATE OF IDAHO  
CANYON COUNTY

**Daniel VanRenselaar and Theresa  
VanRenselaar**, husband and wife,  
Plaintiffs,

vs.

**Gabriel Batres and Maria Batres**, husband  
and wife,  
Defendants.

Case No. CV14-20-05589

**Notice of Sheriff's Sale**

**Date of Sale: July 30, 2025**

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

**Place of Sale: Canyon County Courthouse  
1115 Albany St., Caldwell, ID 83605**

Under and by virtue of a Writ of Execution issued on May 28, 2025, out of and under the seal of the above-entitled Court on a Final Judgment in the above-entitled action dated July 11, 2023, and an Amended Final Judgment, adding attorney fees and costs to the Final Judgment, in the above-entitled action on November 28, 2023, (the "**Judgment**"), in favor of the above-named Plaintiff, **NOTICE IS HEREBY GIVEN** that on the 30th day of July, 2025, at the hour of 9:00 a.m. of said day, at the main lobby of the Canyon County

Courthouse, 1115 Albany Street, Caldwell, Idaho 83605, I am commanded and required to proceed and notice for sale to sell for cash, lawful money of the United States of America, at public auction to the highest bidder, the real property described in said Writ of Execution and to apply the proceeds of such sale to the satisfaction of said Judgment with interest thereon along with my fees and costs, which are all payable at time of sale. The property at issue is situated in Canyon County, Idaho. The legal description of said property is:

Lot 2 in Block 120 of GRIFFITH AND KING'S ADDITION TO THE CITY OF NAMPA, Canyon County, Idaho, according to the official plat thereof, filed in Book 1 of Plats at Page 10, records of said County.

The above-described property is commonly known as 419 16th Ave. N., Nampa, Idaho 93687.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligation of Defendants pursuant to the Amended Judgment entered in this matter and recorded in the official records of Canyon County.

The real property sold at the sale shall be subject to the redemption rights of redemptioners, as that term is defined in Idaho Code § 11-402, who may redeem the property from the purchaser within six months after the sale, upon paying the purchaser the amount of their purchase, with interest on that amount at the rate allowed by Idaho Code from the date of the sale to the date of redemption, together with the amount of any assessment or taxes which the purchaser may have paid after the commencement of the action and which are not included in the judgment and interest allowed pursuant to Idaho law.

In the event the purchaser is a creditor having a prior lien to that of the redemptioners other than the judgment under which the purchase is made, the purchaser will also be entitled to payment of that lien amount with interest at the rate allowed in Idaho Code § 18-22-104(1).

The Sheriff, by Certificate of Sale, will transfer all right, title and interest of the judgment debtors in and to the property at the time of execution of attachment was levied.

Dated This 16<sup>th</sup> day of June, 2025.

Kieran Donahue

SHERIFF OF CANYON COUNTY, IDAHO

By: T. Krein #5988

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.