

ANDREW V. HERBERT, ISB No. 12521
SKINNER FAWCETT LLP
Attorneys at Law
206 W. Jefferson St., Boise, Idaho 83702
P.O. Box 700 Boise, ID 83701-0700
Telephone: (208) 345-2663
aherbert@skinnerfawcett.com

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 CENTRAL CREDIT UNION,

Plaintiff,

v.

STERLING EMRY; SPOUSE OF
STERLING EMRY; IDAHO STATE TAX
COMMISSION; BONNEVILLE BILLING
& COLLECTIONS, INC.; SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT; and JOHN DOE and
JANE DOE,

Defendants.

Case No. CV14-25-07462

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Date of Sale: January 7, 2026

Time of Sale: 9:00 AM

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

Under and by virtue of an Order and Decree of Foreclosure and Judgment ("Judgment") issued by the District Court in Canyon County, on November 3, 2025, wherein Idaho Central Credit Union, 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 1423 8th St S, Nampa, ID 83651, and particularly described as:

The Southeasterly one-half of Lots 1 and 3, Block 28, Waterhouse Addition to Nampa, according to the plat thereof, filed in Book 1 of Plats at page(s) 15, records of Canyon County, Idaho.

PUBLIC NOTICE IS HEREBY GIVEN that on the 7th day of January, 2026, at the hour of 9:00 o'clock, a.m., of said day, at the Main Lobby of the Canyon County Courthouse located at 1115 Albany Street, Caldwell, Idaho, 83605, 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 Central Credit Union.

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, to-wit: 1423 8th St S, Nampa, ID 83651, is subject to redemption within six (6) months after the sale, pursuant to Idaho Code § 11-402.

GIVEN UNDER My hand this 12th day of November, 2025.

KIERAN DONAHUE
Canyon County Sheriff

By: T. Krein #5988
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.