

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 HOUSING AND FINANCE
ASSOCIATION,

Plaintiff,

v.

HEIRS AND DEVISEES OF JUANITA T.
EURESTE; ABIGAIL EURESTE AS
PERSONAL REPRESENTATIVE OF THE
ESTATE OF JECHONIAS EURESTE AKA
JECHONIAS EURESTE-BELTRAN AND
JUANITA T. EURESTE; SPOUSE OF
JECHONIAS EURESTE AKA JECHONIAS
EURESTE-BELTRAN; MIDLAND
FUNDING LLC; IDAHO DEPARTMENT
OF HEALTH AND WELFARE; and JOHN
DOE and JANE DOE,

Defendants.

Case No. CV14-25-11097

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY

Date of Sale: March 11, 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 January 12, 2026, 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 2804 Golden Rod Lane, Caldwell, ID 83605, and particularly described as:

Lot 3, Block 3, Florida Estates, a Planned Unit Development, Caldwell, according to the plat thereof filed in Book 20 of Plats, Page 3, and Affidavit recorded June 10, 1994 as Instrument No. 9417720, records of Canyon County, Idaho.

PUBLIC NOTICE IS HEREBY GIVEN that on the 11th day of March, 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 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 two hours following the time of sale.

The above-described parcel of real property, to-wit: 2804 Golden Rod Lane, Caldwell, ID 83605, is subject to redemption within six (6) months after the sale, pursuant to Idaho Code § 11-402.

GIVEN UNDER My hand this 21st day of January, 2026.

KIERAN DONAHUE
Canyon County Sheriff

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.