

Gery W. Edson  
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 Attorney for Plaintiff

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

GERY W. EDSON, P.A., an Idaho )  
 corporation and Assignee of Triple B, LLC, )  
 an Idaho limited liability company, )

Plaintiff, )

Case No. CV14-25-08314

vs. )

NOTICE OF SALE

SHILOH MANAGEMENT SERVICES, )  
 INC.; a defunct Idaho corporation, )  
 NATHAN W. PYLES, an individual; )  
 NATE BISHOP, an individual; )  
 STATE OF IDAHO DEPARTMENT OF )  
 FINANCE, SECURITIES BUREAU, a )  
 political subdivision of the State of Idaho; )  
 and JOHN DOES 1 - 10, )

Defendants. )

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NOTICE IS HEREBY GIVEN THAT under and by virtue of an Order of Sale filed with the Court on the 24th day December, 2025, out of and under the seal of the above-entitled Court on an Amended Judgment and Decree of Foreclosure recovered in said Court in the above-captioned action on the 19th day of December, 2025, in favor of the above-named Plaintiff, I am

commanded and required to proceed to notice for sale and to sell at public auction the property described in said Order of Sale and to apply the proceeds of such sale to the satisfaction of said Amended Judgment and Decree of Foreclosure with interest thereon and my fees and costs.

The Defendants/Redemptioners shall have the right of redemption as set forth in Idaho Code §§11-310 and 11-401, et. seq., for a period of six months from the date of sale to redeem the property by paying the purchaser, the amount paid to purchase at the Sheriff's sale, together with interest thereon at the rate allowed by Idaho Code §28-22-104(i) from the date of sale plus other costs and taxes as allowed by law and the rules applicable to foreclosures to be paid in lawful money of the United States, Idaho Code §11-402.

The property directed to be sold is situated in Canyon County, Idaho, is commonly referred to as 20189 Silver Spur Drive, Wilder, Canyon County, Idaho, 83676, and is more particularly described in Exhibit "A" attached hereto.

NOTICE IS FURTHER HEREBY GIVEN, that on the 18<sup>th</sup> day of March, 2026, at the hour of 9:00 o'clock a.m. at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, Idaho, I will offer and sell at public auction, to the highest bidder therefor, in lawful money, all or so much of the above-described property thus directed to be sold, as may be necessary to raise sufficient funds to pay and satisfy the Amended Judgment Decree of Foreclosure as set out in said Order of Sale.

DATED this 3<sup>rd</sup> day of February, 2026.

KIERAN DONAHUE  
CANYON COUNTY SHERIFF

By: T. Krein #5988, Civil Deputy

EXHIBIT A

20189 Silver Spur Drive, Wilder, Canyon County, Idaho, 83676

Lot 2, Block 2, Apple Hills Subdivision, according to the plat thereof, filed in Book 42 of Plats at page(s) 7, records of Canyon County, Idaho.

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.