

Lewis N. Stoddard, Bar Number 7766
Benjamin J. Mann, Bar Number 10198
Halliday, Watkins & Mann, P.C.
300 W Main St., Ste. 150
Boise, ID 83702
Phone: 801-355-2886
Facsimile: 801-328-9714
lewis@hwmlawfirm.com
Attorney for Plaintiff | HWM File No. ID22202

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

U.S. Bank National Association, not in its individual capacity but solely as Trustee for PRP Trust, Series 2024 Cottage-TT-VI,

Plaintiff,

v.

Juan L. Hernandez; Hali G. Hernandez; Action Collection Service, Inc.; State of Idaho, Idaho State Tax Commission; United States of America, by and through the Secretary of Housing and Urban Development; and Unknown Parties in Possession of or with an interest in the real property commonly known as:

3499 S Rosa Parks Way, Nampa, ID 83686,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: CV14-25-07226

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on the 18th day of February, 2026, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 30 in Block 2 of Southern Ridge Subdivision No. 9, according to the official plat thereof, filed in Book 53 of Plats at Page(s) 26, records of Canyon County, Idaho.

Property Address: 3499 S Rosa Parks Way, Nampa, ID 83686

Notice is hereby given that on April 29, 2026 at 9:00 AM at the location of the Main Lobby of the Canyon County Courthouse at 1115 Albany Street, Caldwell, ID 83605, the above-described property will be sold to the highest bidder to satisfy Plaintiff's judgment, with interest and costs.

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 sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property.

The purchaser will be entitled to a deed for the premises so sold at the expiration of the six-month redemption period.

The Sheriff will give possession, but does not guarantee clear title nor continue possessory right to the purchaser.

Dated this 13th day of March, 2026.

KIERAN DONAHUE
CANYON COUNTY SHERIFF

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.