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

PENNYMAC LOAN SERVICES, LLC,

Plaintiff,

vs.

LYDIA POTTER (DECEASED) AND THE  
UNKNOWN HEIRS, ASSIGNS AND  
DEWISEES OF LYDIA POTTER; WALTER  
POTTER (DECEASED) AND THE  
UNKNOWN HEIRS, ASSIGNS AND  
DEWISEES OF WALTER POTTER; STATE  
OF IDAHO DEPARTMENT OF HEALTH  
AND WELFARE, ESTATE RECOVERY –  
DIVISION OF MEDICAID; DOES I  
THROUGH XX

Defendants.

Case No.: CV14-25-14362

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on April 23, 2026 and entered with the Court on April 23, 2026 and Writ of Execution issued on April 29, 2026 out of and under the seal of the above-entitled Court on a Judgment and Decree of Foreclosure recovered in said Court in the above-entitled action on April 23, 2026, in favor of the above-named Plaintiff, I am commanded and required to proceed to notice for sale to sell at public auction the real property described in said Order of Sale of Foreclosure and Writ of Execution and to apply the proceed of such sale to the satisfaction of said Judgment and Decree of Foreclosure with interest thereon and my fees and costs.

The property directed to be sold is situate in Canyon County, State of Idaho, and is described as follows to wit:

Lot 7, Block 1, of Seasons Subdivision No. 3, according to the plat thereof, filed in Book 24, of Plats at Page 30, Records of Canyon County, Idaho.

The above-described property is commonly known as 512 S Valley Dr, Nampa, ID 83686.

NOTICE IS HEREBY GIVEN that on the 24th day of June, 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 St., Caldwell Idaho 83605, I will attend, offer and sell at public auction 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 Judgment and Decree of Foreclosure as set out in said Order for Sale of Foreclosure to the highest bidder, for cash or certified funds in lawful money. The time period for redemption of the above property is six (6) months from the date of sale herein.

The Sheriff, by a Certificate of Sale, will transfer right, title and interest of the judgment debtor in and to the property. The Sheriff will also give possession but does not guarantee clear title nor continue possessory right to the purchaser.

DATED this 13<sup>th</sup> day of June, 2026.

KIERAN DONAHUE  
Sheriff of Canyon County

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.