

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on JUNE 4TH 2026, and an Order of Sale of Foreclosure issued on June 4, 2026, out of the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon in the case of:

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff,

v.

RUDOLFO GUERRERO; RACHAEL
GUERRERO; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; AND
DOES 1 THROUGH 20, et al.,

Defendants.

Case No. CV14-26-05085

Sheriff Case No. 26-004698

NOTICE OF SALE

Date of Sale: 9/2/26

Time of Sale: 9:00 AM

Place of Sale: Canyon County Sheriffs
Office

NOTICE IS HEREBY GIVEN, that on the 2nd day of September 2026, at 9:00 o'clock am of said day, at the Main Lobby of the Canyon County Sheriff's Office located at 1203 Albany St. Caldwell, ID 83605, I am commanded and required to proceed to notice for sale to sell at public auction the real property described in said Order for Sale of Foreclosure and Writ of Execution and to apply the proceeds of such sale to the satisfaction of said Judgment and Decree of Foreclosure with interest thereon and my fees and costs, all payable at time of sale to the highest bidder, for the following described property, situated in Canyon County, Idaho:

322 Woodlawn Dr, Caldwell, ID 83605 and legally described as follows:

THE EAST 40 FEET OF LOT 12 AND THE WEST 20 FEET OF LOT 13, BLOCK 8 OF THIRD PARKSIDE ADDITION TO CALDWELL, CANYON COUNTY, IDAHO, ACCORDING TO THE PLAT FILED BOOK 5 OF PLATS, PAGE 26, RECORDS OF SAID COUNTY.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligation of Defendants pursuant to the Judgment entered in this

matter, and recorded in the official records of Canyon County.

The real property sold at the sale shall be subject to the redemption rights of redemptioners, as that term is defined in Idaho Code Section 11-402, may redeem the property from the purchaser within six months after the sale, upon paying the purchaser the amount of their purchase, with interest on that amount at the rate allowed by Idaho Code from the date of the sale to the date of redemption, together with the amount of any assessment or taxes which the purchaser may have paid after the commencement of the action and which are not included in the judgment and interest allowed pursuant to Idaho Code Section.

In the event the purchaser is a creditor having a prior lien to that of the redemptioners, other than the judgment under which the purchase is made, the purchaser will also be entitled to payment of that lien amount with interest at the rate allowed in Idaho Code Section 18-22-104(1).

The Sheriff, by Certificate of Sale, will transfer all right, title and interest of the judgment debtors in and to the property at the time of execution of attachment was levied.

DATED this 15TH day of JULY, 2026.

KIERAN DONAHUE
DEPUTY SHERIFF OF CANYON
COUNTY, IDAHO

By: KBUSTOS #5936
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, 1203 ALBANY STREET, CALDWELL, IDAHO.