

NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on July 28, 2026.
and an Order of Sale of Foreclosure issued on July 20, 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.

ELIAS L. SEDANO; STATE OF IDAHO,
DEPARTMENT OF LABOR; HORIZON
CREDIT UNION; FIRST NATIONAL BANK
OF OMAHA; SECRETARY OF HOUSING
AND URBAN DEVELOPMENT; STATE OF
IDAHO, DEPARTMENT OF HEALTH AND
WELFARE; IDAHO HOUSING AND
FINANCE ASSOCIATION; AND DOES 1
THROUGH 20, et al.,

Defendants.

Case No. CV14-26-01925

Sheriff Case No. 26-005289

NOTICE OF SALE

Date of Sale: 9/30/26

Time of Sale: 9:00 AM

Place of Sale: Canyon County Sheriff's
Office Main Lobby

NOTICE IS HEREBY GIVEN, that on the 30th day of September, 2026, at 9 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 cash in currency of the United States of America, for the following described property,
situated in Canyon County, Idaho:

18395 Hwy 20 26, Caldwell, ID 83607 and legally described as follows:

REAL PROPERTY IN THE COUNTY OF CANYON, STATE OF IDAHO,
DESCRIBED AS FOLLOWS: PARCEL 1 OF RECORD OF SURVEY,

RECORDED SEPTEMBER 10, 2003 AS INSTRUMENT NO. 200356059, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°18'19" EAST ALONG THE WEST BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 278.31 FEET (OF RECORD AS SOUTH 00°10'00" WEST A DISTANCE OF 278.19 FEET TO HIGHWAY STATION 211+04.8) TO A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 20- 26 (FAP 144-B) AS SHOWN ON THE PLANS THEREOF ON FILE IN THE IDAHO DEPARTMENT OF TRANSPORTATION AT HIGHWAY STATION 211+03.74; THENCE TRAVERSING SAID SOUTH RIGHT-OF-WAY AS FOLLOWS: ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°28'29" A RADIUS OF 5690.00 FEET, AN ARC LENGTH OF 245.77 FEET AND A LONG CHORD WHICH BEARS SOUTH 72°14'51" EAST A DISTANCE OF 245.75 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°42'58", A RADIUS OF 5690.00 FEET, AN ARC LENGTH OF 170.43 FEET AND A LONG CHORD WHICH BEARS SOUTH 70°08'51" EAST A DISTANCE OF 170.42 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND BEARING SOUTH 12°47'21" WEST A DISTANCE OF 161.03 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING DRAIN DITCH; THENCE NORTH 83°17'14" WEST ALONG SAID CENTERLINE A DISTANCE OF 33.31 FEET; THENCE SOUTH 82°02'55" WEST ALONG SAID CENTERLINE A DISTANCE OF 145.43 FEET; THENCE LEAVING SAID CENTERLINE AND BEARING NORTH 12°47'21" EAST A DISTANCE OF 237.02 FEET TO THE TRUE POINT OF BEGINNING.

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 7th day of August, 2026.

KIERAN DONAHUE
SHERIFF OF CANYON COUNTY,
IDAHO

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