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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**

loanDepot.Com, LLC, Plaintiff, v. Manuel Nunez; Jaden Tilford; 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: 2116 Washington Ave, Caldwell, ID 83605, Defendants.	NOTICE OF SHERIFF'S SALE Case No.: CV14-26-05819
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Under and by virtue of a Writ of Special Execution issued in the above-entitled action on the 11th day of August, 2026, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

BEGINNING at a point 158 South of the Northeast corner of Tract 14 of Mountain View Subdivision No. 2, Caldwell, Idaho according to the Plat of said subdivision of record in the Office of the County Recorder of Canyon County, Idaho; thence South on the East boundary line of said Tract 14 a distance of 75 feet; thence West on a line parallel with the North boundary line of said Tract 14 a distance of 150 feet; thence North on a line parallel with said East boundary line a distance of 75 feet; thence East 150 feet to the POINT OF BEGINNING.

Commonly known as: 2116 Washington Ave, Caldwell, ID 83605.

Notice is hereby given that on the 14th day of October, 2026 at 9:00 AM in the Main Lobby of the Canyon County Sheriff's Office at 1203 Albany St 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, at 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 27th day of August, 2026.

Kieran Donahue
Canyon County Sheriff

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.