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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

PINE VALLEY INVESTMENTS, LLC, a  
Utah limited liability company,

Plaintiff,

vs.

TJH INC. formerly known as TAYLOR JENE  
HOMES, INC., an Idaho corporation; RWH  
INVESTMENTS, LLC, an Indiana limited  
liability company; CLH INVESTMENTS  
LLC, an Indiana limited liability company;  
CANYON COUNTY WEED & PEST  
DEPARTMENT, a political subdivision of  
CANYON COUNTY; JJM INVESTING LLC,  
an Idaho limited liability company; AARON  
SHRINER, an individual; LAURA SHRINER,  
an individual; STEVEN PAINTING, LLC, an  
Idaho limited liability company; BOISE-  
KUNA IRRIGATION DISTRICT, a quasi-  
municipal corporation; and DOES 1-10  
Consisting of All Other Persons and Entities  
Claiming Any Right, Title or Interest in or to  
the Real Property which is the Subject of this  
Action,

Defendants.

Case No. CV14-25-12821

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

BY VIRTUE of a Writ of Execution in my hands, issued out of the District Court of the Third Judicial District, of the State of Idaho, in and for the County of Canyon in the above-entitled action to the Sheriff of Canyon County, duly attested on this 2nd day of September, 2026, I have levied upon all the right, title, and interest of defendants TJH Inc. formerly known as Taylor Jene Homes, Inc., RWH Investments, LLC, CLH Investments LLC, JJM Investing LLC, Aaron Shriner, Laura Shriner, and Steven Painting, LLC (collectively the “Defendants”), in and to the following described real property, a description of the subject real property is attached hereto as **Exhibit A**, situated in Canyon County, Idaho, commonly known as: TBD Deer Flat Road, Nampa, Idaho 83686.

The Sheriff, by Certificate of Sale, will transfer the right, title, and interest of the Defendants, and any parties claiming by or through them, in and to the real property at the time the execution or attachment was levied. The Sheriff will give possession but does not guarantee clear title nor continued possessory right to the purchaser.

Pursuant to Idaho Code Section 11-402, the Defendants or redemptioner may redeem the property from the purchaser within one (1) year after the sale, as the real consists of a tract of land of more than twenty (20) acres, and within six (6) months after the sale if the real property sold consisted of a tract of land of twenty (20) acres or less, on paying the purchaser the amount of his purchase with interest thereon at the rate allowed in Section 28-22-104(1), Idaho Code, from the date of sale to the date of redemption, together with the amount of any assessment or taxes which the purchaser may have paid thereon after the commencement of the action and which are not included in the judgment, and interest at the rate allowed in section 28-22-104(1), Idaho Code, on such amount; and, if the purchaser be also a creditor having a prior lien to that of the redemptioner, other than the judgment under which such

purchase was made, the amount of such lien with interest at the rate allowed in Section 28 22-104(1), Idaho Code; provided, in mortgage foreclosure proceedings, the amount necessary to redeem the property sold under execution shall not include any sum for attorney's fees greater than the fee actually paid by the judgment creditor or which the judgment creditor has by written instrument become unconditionally obligated to pay to his attorney for prosecuting his claim to judgment; and provided, further, the amount of such fee shall be proven by affidavits of the attorney who has received and the person who has paid the fee or by other competent evidence to be presented to the sheriff for his guidance in carrying out the provisions of law relating to redemption; and, provided further, that such redemptioner shall not be required to pay any attorney's fees unless such fees shall have been paid within six (6) months after the sheriff's certificate of sale shall have issued, or within such time the judgment creditor has become unconditionally obligated by written instrument to pay such fees.

NOTICE IS HEREBY GIVEN that on Wednesday, the 21st day of October, 2026, at 9:15 a.m., at the Canyon County Sheriff's Office, Main Lobby, 1203 Albany Street, Caldwell, Idaho 83605, I will sell all the right, title and interest of the said Defendants in and to the said above described real property, at public auction, to the highest bidder, for cash in lawful money of the United States, to satisfy said execution and all costs.

Given under my hand, this 2nd day of September, 2026.

KIERAN DONAHUE, SHERIFF

By: 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, 1203 ALBANY STREET, CALDWELL, IDAHO.

**EXHIBIT A**  
**Legal Description**

Parcel 1:

A parcel of land situated in the Southeast one-quarter and the Northeast one-quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at a  $\frac{5}{8}$  inch iron rod at the Southeast corner of said Section 13, said point being on the centerline intersection of Deer Flat Road and Rim Road; thence leaving said centerline of Deer Flat Road along the East line of the Southeast one-quarter of said Section 13 and said centerline of Rim Road

North 00°34'46" East, 1326.50 feet to a 1/2 inch iron rod at the Southeast corner of the Northeast one-quarter of the Southeast one-quarter of said Section 13; thence leaving said centerline of Rim Road and said East line of the Southeast one-quarter, along the South line of said Northeast one-quarter of the Southeast one-quarter

North 89°35'06" West, 1322.08 feet to a 5/8 inch iron rod at the Southwest corner of said Northeast one-quarter of the Southeast one-quarter;

thence along the South line of the Northwest one-quarter of the Southeast one-quarter

North 89°34'47" West, 34.69 feet to the centerline of the Mora Canal and the Point of Beginning; thence leaving said South line of the

Northwest one-quarter of the Southeast one-quarter along said centerline of the Mora Canal the following seven courses:

North 20°00'00" West, 212.57 feet to the beginning of a 300.00 foot radius curve to the left, along said 300.00 foot radius curve to the left, through a central angle of 23°00'00" (the long chord of which bears North 31°30'00" West, 119.62 feet) for an arc length of 120.43 feet; thence

North 43°00'00" West, 262.74 feet to the beginning of a 1000.00 foot radius curve to the right along said 1000.00 foot radius curve to the right, through a central angle of 12°00'00" (the long chord of which bears North 37°00'00" West 209.06 feet) for an arc length of 209.44 feet; thence

North 31°00'00" West, 221.94 feet to the beginning of a 1000.00 foot radius curve to the right along said 1000.00 foot radius curve to the right, through a central angle of 09°00'00" (the long chord of which bears North 26°30'00" West 156.92 feet) for an arc length of 157.08 feet; thence

North 22°00'00" West, 393.09 feet; thence leaving said centerline of the Mora Canal

South 77°14'42" East, 217.67 feet; thence

North 25°40'00" East, 553.69 feet to the beginning of a 70.00 foot radius non-tangent curve to the right thence along said 70.00 foot radius non-tangent curve to the right, through a central angle of 56°15'04" (the long chord of which bears North 36°12'28" West, 66.00 feet) for an arc length of 68.72 feet to the beginning of a 20.00 foot radius reverse curve to the left; thence along said 20.00 foot radius reverse curve to the left, through a central angle of 56°15'04" (the long chord of which bears North 36°12'28" West, 18.86 feet) for an arc length of 19.64 feet; thence

North 64°20'00" West, 27.90 feet; thence

North 25°40'00" East, 509.43 feet to the centerline of the Mora Canal; thence along said centerline of the Mora Canal the following five courses:

North 51°57'50" West, 181.56 feet; thence 95.74 feet along a curve to the left having a radius of 110.50 feet, a central angle of 49°38'30", a chord bearing of North 76°47'05" West, and a chord length of 92.77 feet; thence

South 78°23'40" West, 252.16 feet; thence 241.72 feet along a curve to the right having a radius of 174.00 feet, a central angle of 79°35'45", a chord bearing of North 61°48'27" West and a chord length of 222.75 feet; thence

North 22 00'35" West 132.11 feet to the North line of the Southwest Quarter of the Northeast Quarter  
thence leaving said centerline of the Mora Canal  
North 89 39'39" West 360.39 feet along the North line of the Southwest Quarter of the Northeast Quarter  
to the Northwest corner of the Southwest Quarter of the Northeast Quarter; thence  
South 00 33'27" West 1324.68 feet along the West line of the Southwest Quarter of the  
Northeast Quarter to the Southwest corner of the Southwest Quarter of the Northeast Quarter;  
thence South 00 35'51" West 1324.93 feet along the West line of the Northwest Quarter of the  
Southeast Quarter to the Southwest corner of the Northwest Quarter of the Southeast Quarter;  
thence South 89 34'47" East 1287.56 feet along the South line of the Northwest Quarter of the  
Southeast Quarter to the Point of Beginning.

Parcel 2:

This parcel is a portion of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter  
of the Southwest Quarter of Section 13, Township 2 North Range 3 West of the Boise Meridian,  
Canyon County, Idaho, and is more particularly described as follows

Beginning at the Northwest corner of said Northwest Quarter of the Southwest Quarter;  
Thence South 89 38'05" East along the North boundary of said Northwest Quarter of the Southwest  
Quarter, a distance of 1322.94 feet to the Northwest corner of said Northeast Quarter of the  
Southwest Quarter;  
Thence South 89 38'05" East along the North boundary of said Northeast Quarter of the Southwest  
Quarter, a distance of 1322.94 feet, more or less to the Northeast corner of said Northeast Quarter of  
the Southwest Quarter,  
Thence South 00 35'44" West along the East boundary of said Northeast Quarter of the Southwest  
Quarter, a distance of 1325.00 feet, more or less to the Southeast corner of said Northeast Quarter of  
the Southwest Quarter  
Thence North 89 33'27" West along the South boundary of said Northeast Quarter of the Southwest  
quarter, a distance of 1322.81 feet, more or less, to the Southeast corner of said Northwest Quarter of  
the Southwest Quarter;  
Thence North 54 25'34" West a distance of 483.04 feet;  
Thence North 48 09'46" West a distance of 238.75 feet;  
Thence North 63 56'48" West a distance of 483.70 feet;  
Thence South 00 00'00" East a distance of 310.35 feet  
Thence along a curve to the left having a central angle of 60 00'00", a radius of 60.00 feet, an arc  
length of 62.83 feet and a long chord which bears South 20°44'07" West a distance of 60.00 feet;  
Thence North 89 33'32" West parallel with the South boundary of said Northwest quarter of the  
Southwest quarter a distance of 293.40 feet to a point on the West boundary of said Northwest quarter  
of the Southwest quarter  
Thence North 00 35'09" East along said West boundary, a distance of 1043.14 feet to the True Point  
of Beginning

THE REAL PROPERTY IS COMMONLY KNOWN AS: TBD Deer Flat Rd Nampa, Idaho 83686