

Sheila R. Schwager, ISB No. 5059
Devin G. Bray, ISB No. 12204
HAWLEY TROXELL ENNIS & HAWLEY LLP
877 W. Main Street, Suite 200
P.O. Box 1617
Boise, ID 83701-1617
Telephone: 208.344.6000
Facsimile: 208.954.5261
Email: sschwager@hawleytroxell.com
dbray@hawleytroxell.com

Attorneys for Plaintiff Builders Capital Loan
Acquisition Trust 2024-NPL1

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

BUILDERS CAPITAL LOAN
ACQUISITION TRUST 2024-NPL1,

Plaintiff,

vs.

IMH BOISE CIMARRON, LLC, a Colorado
limited liability company; CALCON
MUTUAL MORTGAGE, LLC, a Delaware
limited liability company; and any and all
unknown owners or unknown heirs or devisees
of any deceased person claiming any right,
title or interest in and to any or all of the
property which is the subject of this action,
and any other person or entity who has or may
have an interest in and to the property which is
the subject of this action, referred to for
convenience by the fictitious designations of
DOES I through II,

Defendants.

Case No. CV14-26-08682

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY ON FORECLOSURE

Date of Sale: Wednesday, November 4,
2026

Location: 1203 E Albany St.,
Caldwell, ID 83605
(Main Lobby)

Time of Sale: 9:00 A.M., mountain time

The personal and real property shall be sold at public auction in a single sale, as one (1) unit, comprised of three (3) separate parcels. Each of the Parcels are greater than twenty (20) acres, therefore the redemption period shall be a period of one (1) year following the date of said sale, pursuant to Idaho Code § 11-402.

The Sheriff will give possession but does not guarantee clear title or continued possessory right to the purchaser and makes no representations or warranties thereof.

The personal and real property hereinbefore referred to, which is to be sold at the time and place hereinbefore mentioned, is particularly described as follows:

Parcel I:

The Southeast quarter of the Southeast quarter of Section 7, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho;

Parcel II:

The Southwest quarter of the Southwest quarter and the Southeast quarter of the Southwest quarter of Section 8, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom the following described property:

A portion of the South half of the Southwest quarter of Section 8, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the South half of the Southwest quarter; thence South 89°50'43" East a distance of 153.38 feet along the North boundary of said South half of the Southwest quarter to the Point of Beginning; thence South 89°50'43" East a distance of 2487.28 feet along said North boundary to the Northeast corner of said South half of the Southwest quarter to the beginning of a non-tangential curve, said curve turning to the left through an angle of 06°25'03", having a radius of 470.00 feet, and whose long chord bears South 86°57'11" West a distance of 52.62 feet to a point; thence South 83°44'40" West a distance of 212.70 feet to the beginning of a curve, said curve turning to the right through an angle of 06°24'37", having a radius of 530.00 feet, and whose long chord bears South 86°56'58" West a distance of 59.27 feet to

a point; thence North 89°50'43" West for a distance of 2030.04 feet parallel with and 30.00 feet South of the North boundary of said South half of the Southwest quarter to the beginning of a curve, said curve turning to the right through 25°12'32", having a radius of 315.00 feet, and whose long chord bears North 77°14'27" West a distance of 137.48 feet to the Point of Beginning.

As conveyed to Nampa Highway District No. 1, by Quitclaim Deed recorded August 15, 2007 as Instrument No. 2007056460, records of Canyon County, Idaho;

Parcel III:

The North half of the Northwest quarter and the Southwest quarter of the Northwest quarter in Section 17, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho;

and as applicable to each parcel, the existing and future easements, access rights, appurtenances, privileges, licenses, hereditaments, franchises and tenements, including water stock and water rights and all minerals, oil, gas, and other commercially valuable substances that may be in, under or produced from any part of the real property, including but not limited to Land, Appurtenances, Easements; Improvements; Related real property and Improvements; Leases and Licenses; Goods, Materials, Fixtures; Construction Materials and Equipment; Borrower Funds; Rent, Issues and Profits; Contracts and Plans; Insurance; Miscellaneous Personal Property; Books and Records; Additional Property; Rights of Declarant; and Proceeds, as more particularly described in the Cimarron Deed of Trust.

The aforementioned Parcels I, II and III are collectively reference herein as the

"Property."

Parties desiring further information regarding the location of the real property described herein should contact:

Jessica Brocious
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701
Telephone: (208) 344-6000

DATED This 21st day of September 2026.

KIERAN DONAHUE, Sheriff of Canyon County,
State of Idaho

By: Trudie Krein #5988

Name: Trudie 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, 1203 ALBANY STREET, CALDWELL, IDAHO.