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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 HERITAGE, LLC, a Colorado
limited liability company; EPIC HOLDING,
LLC dba EPIC DEVELOPMENT, LLC, a
Nevada limited liability company; RIVERSIDE
EQUIPMENT SERVICES, LLC, a Delaware
limited liability company, fka Riverside, Inc., an
Idaho corporation; 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 XX,

Defendants.

Case No. CV14-26-08568

NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY ON FORECLOSURE

Date of Sale: Wednesday, November 4,
2026

Location of Sale: 1203 Albany St.
Caldwell, ID 83605

Time of Sale: 9:15 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 two (2) 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 South half of the Southwest quarter of Section 11. Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho; and

Parcel II:

Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho.
Section 11 East half of the East half of the Northwest quarter of the Northwest quarter, South of the Mora Canal, the East half of the East half of the Southwest quarter of the Northwest quarter, the East half of the Northwest quarter, South of the Mora Canal; the Northeast quarter of the Southwest quarter; the Northwest quarter of the Southeast quarter;

and as applicable 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 Heritage Deed of Trust.

The aforementioned Parcels I and II 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: Kona Bustos
Name: 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.