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Lewis N. Stoddard, Bar Number 7766
Benjamin J. Mann, Bar Number 10198
Halliday, Watkins & Mann, P.C.
300 W. Main Street, Suite 150
Boise, ID 83702
Phone: 801-355-2886
Facsimile: 801-328-9714
lewis@hwmlawfirm.com
Attorney for Plaintiff | HWM File No. ID21207

**IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF CASSIA**

MGC Mortgage Inc.,

Plaintiff,

v.

Ellen M. Salazar; Erasmo Salazar; Cavalry
SPV I, LLC, assignee of Citibank, N.A.; Idaho
State Tax Commission; Legacy Mortgage
Asset Trust 2020-SL1; State of Idaho
Department of Health and Welfare; 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:

1743 Burton Ave, Burley, ID 83318,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: CV16-24-00676

Under and by virtue of a Second Writ of Special Execution issued in the above-entitled action on the 28th day of May, 2025, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Beginning at a point 145 feet West and 45 feet North of the Southeast corner of Lot 8 in Block 9 of MILLER'S FIRST ADDITION to the City of Burley, Cassia County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County: thence West 125 feet; thence North 55 feet; thence East 125 feet; thence South 55 feet to the point of beginning. (Sometimes known as the North 5 feet of Lot 1 and all of Lot 2 in Block 9 of MILLER'S FIRST ADDITION to the City of Burley, Cassia County, Idaho).

Property Address: 1743 Burton Ave, Burley, ID 83318

Notice is hereby given that on the 23rd day of July, 2025 at 10:00 a.m. on the front steps of the Cassia County Courthouse at 1459 Overland Ave., Burley, ID 83318, 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.

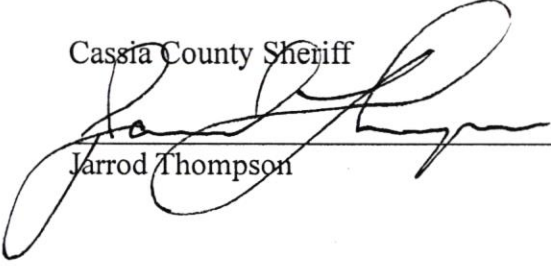
The purchaser will be entitled to a deed for the premises so sold at the expiration of the six-month redemption period.

The Sheriff will give possession, but does not guarantee clear title nor continue possessory right to the purchaser.

Dated this 13 day of JUNE, 2025.

Cassia County Sheriff

Jarrod Thompson



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NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on May 28, 2025, and an Order of Sale of Foreclosure issued on May 28, 2025, out of the District Court of the Fifth Judicial District of the State of Idaho, in and for the County of Cassia in the case of:

U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
WATERFALL VICTORIA III-NB
GRANTOR TRUST,

Plaintiff,

v.

THE UNKNOWN HEIRS, ASSIGNS AND
DEWISEES OF CHARLES J. PELTON; THE
UNKNOWN HEIRS, ASSIGNS AND
DEWISEES OF UTAHNA J. PELTON;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; AND DOES 1 THROUGH
20, et al.,

Defendants.

Case No. CV16-25-00288

NOTICE OF SALE

Date of Sale: July 24th 2025

Time of Sale: 10:00 a.m.

Place of Sale: Cassia County Courthouse
1459 Overland Ave Burley ID

NOTICE IS HEREBY GIVEN, that on the 24th day of July, 2025, at 10:00 o'clock a.m. of said day, at Cassia County Courthouse 1459 Overland Ave Burley ID , 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 the following described property, situated in Cassia County, Idaho:

1435 Normal Ave, Burley, ID 83318 and legally described as follows:

LOT 4 IN BLOCK 156 OF THE BURLEY TOWNSITE, CASSIA COUNTY,
IDAHO, AS THE SAME IS PLATTED IN THE OFFICIAL PLAT THEREOF,
NOW OF RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

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 Cassia County.

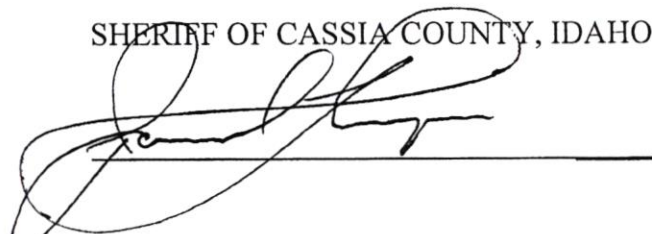
The real property sold at the sale shall be subject to the redemption rights of redemptioners, as that term is defined in Idaho Code Section 11-402, may redeem the property from the purchaser within six months after the sale, upon paying the purchaser the amount of their purchase, with interest on that 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 13 day of Jun, 2025.

SHERIFF OF CASSIA COUNTY, IDAHO



NOTE: THE SHERIFF'S OFFICE DOES NOT GUARANTEE CLEAR TITLE OR GUARANTEE CONTINUED POSSESSORY RIGHTS.

EVERY PERSON WHO INTENTIONALLY DEFACES, OBLITERATES, TEARS DOWN OR DESTROYS THIS NOTICE, BEFORE THE EXPIRATION OF THE TIME FOR WHICH IT IS TO REMAIN SET UP, IS GUILTY OF A MISDEMEANOR (I.C. ' 18-3205).