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**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 Writ of Special Execution issued in the above-entitled action on the 28th day of January, 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 27th day of March, 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.

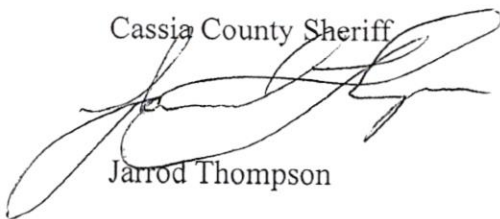
The highest bidder must tender to the Sheriff the full bid amount, in the form of a cashier's check, at the time of sale. The sale is made without any warranty whatsoever, including but not limited to any warranty as to title, liens, possession, taxes, encumbrances, or condition of the property.

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 24th day of February, 2025.

Cassia County Sheriff

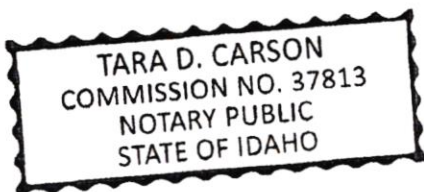


Jarrod Thompson

STATE OF IDAHO)
)
) :SS
)
COUNTY OF CASSIA)

On this 24th day of February, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Jarrod Thompson known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public *Tara D. Carson*
State of Idaho, County of Cassia
My Commission Expires: 03/31/2026