

J. Justin May, ISB No. 5818
JOHNSON MAY
199 N. Capitol Blvd., Suite 200
Boise, ID 83702
Phone: (208) 384-8588
Fax: (208) 629-2157
Email: jjm@johnsonmaylaw.com
iCourt: jjm.eserve@johnsonmaylaw.com

Attorneys for Plaintiff

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

BRIAN BUFFINGTON,

Plaintiff,

v.

AMANDA DELL MORALES, individually,
MARILYN GAE RODRIGUEZ, and DOES 1-10
whose true names are unknown who are unknown
heirs or devisees of the other Defendants, or
unknown owners of or holders of any interest the
real property described as follows:

TOWNSHIP 10 SOUTH, RANGE 23 EAST OF
THE BOISE MERIDIAN, CASSIA COUNTY,
IDAHO

Section 36: Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, more
particularly described as follows: Beginning at the
Southeast Comer of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section
36, which point shall be known as the True Point
of Beginning;

Thence North 89°06' West along the section line
for 345.2 feet to a point; Thence North 0°34' East
for 378.6 feet to a point;

Thence South 89°06' East for 345.2 feet to a point
on the 1116th line;

Thence South 0°34' West along said 1/16th line for
378.6 feet to the True Point of Beginning.

TOGETHER WITH all water and water rights,
ditches and ditch rights used thereon or
appurtenant thereto.

Defendants.

Case No. CV16-22-00342

NOTICE OF SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE

Under and by virtue of a *Writ of Execution* issued out of the above-entitled Court in the above-entitled action on June 6, 2024,

NOTICE IS HEREBY GIVEN that on the 8th day of August, 2024, at 10:00 a.m. at the Cassia County Courthouse, 1459 Overland Ave Burley Idaho, I will sell at public auction to the highest bidder for cash in currency of the United States payable at time of sale all the right, title, and interest of that certain real property (the "Property"), including attached mobile home, commonly known as 420 E 200 S Burley, Cassia County, Idaho, and is legally described as follows:

**Township 10 South, Range 23 East of the Boise Meridian, Cassia County, Idaho
Section 36: Part of the SW1/4SE1/4, more particularly described as follows:**

Beginning at the Southeast Corner of the SW1/4SE1/4 of said Section 36, which point shall be known as the True Point of Beginning:

Thence North 89°06' West along the section line for 345.2 feet to a point;

Thence North 0°34' East for 378.6 feet to a point;

Thence South 89°06' East for 345.2 feet to a point on the 1/16th line;

Thence South 0°34' West along said 1/16th line for 378.6 feet to the True Point of Beginning.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy that certain *Judgment and Order of Sale* entered on February 20, 2024, in the above-referenced matter (the "Judgment").

The Sheriff, by Certificate of Sale, will transfer all right, title, and interest of the property at the time of execution or attachment was levied. The Sheriff will give possession but does not guarantee clear title nor continued possessory right to the purchaser.

DATED this 3rd day of July 2024

Sheriff of Cassia County, Idaho



