

## NOTICE OF SHERIFF'S SALE

Under and by virtue of a Writ of Execution on Judgment of Foreclosure issued on November 19, 2025, and an Order of Sale of Foreclosure issued on November 19, 2025, out of the District Court of the Third Judicial District of the State of Idaho, in and for the County of Canyon in the case of:

WILMINGTON SAVINGS FUND  
SOCIETY. FSB, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR THE FLIC RESIDENTIAL  
MORTGAGE LOAN TRUST I,

Plaintiff,

v.

ANGEL MARKETING GROUP LLC;  
ANGELA GUSTIN; AND DOES 1  
THROUGH 20, et al.,

Defendants.

Case No. CV14-25-09987

Sheriff Case No. 25-007986

### NOTICE OF SALE

Date of Sale: 1/21/26

Time of Sale: 9:00AM

Place of Sale: Canyon County Courthouse  
1115 Albany St.  
Caldwell, ID 83605

NOTICE IS HEREBY GIVEN, that on the 21<sup>st</sup> day of January, 2026, at 9:00 o'clock am of said day, at the location of the Main Lobby of the Canyon County Courthouse, 1115 Albany St., Caldwell, ID 83605, 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 Canyon County, Idaho:

**1102 E Denver St, Caldwell, ID 83605** and legally described as follows:

LOT 23 AND 24 IN BLOCK 44, ACCORDING TO THE REVISED PLAT OF CALDWELL ORIGINAL TOWNSITE, FILED JULY 29, 1891 AND OF RECORD IN BOOK 1 OF PLATS AT PAGE(S) 20, RECORDS OF CANYON COUNTY, IDAHO.

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 Canyon 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 5<sup>th</sup> day of December, 2025.

KIERAN DONAHUE  
CANYON COUNTY SHERIFF

By: T. Krein #5988

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, 1115 ALBANY STREET, CALDWELL, IDAHO.

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).