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Attorneys for Plaintiff

IN THE DISTRICT COURT OF THE THIRD JUDICIAL DISTRICT
OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF CANYON

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR
SOUNDVIEW HOME LOAN TRUST 2005-
OPT4, ASSET-BACKED CERTIFICATES,
SERIES 2005-OPT4,

Plaintiff,

vs.

JUAN M BALDERAZ (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF JUAN M BALDERAZ;
MARIA G BALDERAZ (DECEASED) AND
THE UNKNOWN HEIRS, ASSIGNS AND
DEVISEES OF MARIA G BALDERAZ;
COLLECTION BUREAU, INC.; DOES I
THROUGH XX,

Defendants.

Case No.: CV14-25-13694

NOTICE OF SHERIFF'S SALE

Under and by virtue of an Order for Sale of Foreclosure executed on July 15, 2026 and entered with the Court on July 15, 2026, and Writ of Execution issued on July 31, 2026 out of and under the seal of the above-entitled Court on a Judgment and Decree of Foreclosure recovered in said Court in the above-entitled action on July 15, 2026, in favor of the above-named Plaintiff, I am commanded and required to proceed to notice for sale to sell at public

auction the real property described in said Order of Sale of Foreclosure and Writ of Execution and to apply the proceed of such sale to the satisfaction of said Judgment and Decree of Foreclosure with interest thereon and my fees and costs.

The property directed to be sold is situate in Canyon County, State of Idaho, and is described as follows to wit:

THE SOUTHEASTERLY 13 FEET OF LOT 3, ALL OF LOT 4
AND THE NORTHWESTERLY 20 FEET OF LOT 5 IN BLOCK
5 OF DORMAN'S ADDITION TO CALDWELL, CANYON
COUNTY, IDAHO, ACCORDING TO THE PLAT FILED IN
BOOK 1 OF PLATS AT PAGE(S) 19, RECORDS OF SAID
COUNTY.

The above-described property is commonly known as 1711 MAIN ST, CALDWELL, ID 83605.

NOTICE IS HEREBY GIVEN that on the 21st day of October 2026, at the hour of 9 o'clock a.m. of said day, at The Main Lobby of the Canyon County Sheriff's Office located at 1203 Albany St. Caldwell, ID 83605, County of Canyon, State of Idaho, I will attend, offer and sell at public auction all or so much of the above-described property thus directed to be sold as may be necessary to raise sufficient funds to pay and satisfy the Judgment and Decree of Foreclosure as set out in said Order for Sale of Foreclosure to the highest bidder, for case or certified funds in lawful money. The time period for redemption of the above property is six (6) months from the date of sale herein.

The Sheriff, by a Certificate of Sale, will transfer right, title and interest of the judgment debtor in and to the property. The Sheriff will also give possession but does not guarantee clear title nor continue possessory right to the purchaser.

DATED this 1st day of September, 2026.

Kieran Donahue
Sheriff of Canyon County

By: 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.