

Lewis N. Stoddard, Bar Number 7766
Benjamin J. Mann, Bar Number 10198
Halliday, Watkins & Mann, P.C.
300 W. Main St., Ste. 150
Boise, ID 83702
Phone: 801-355-2886
Facsimile: 801-328-9714
lewis@hwmlawfirm.com
Attorney for Plaintiff | HWM File No. ID21618

**IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT
OF THE STATE OF IDAHO IN AND FOR THE COUNTY OF BONNEVILLE**

New American Funding, LLC,

Plaintiff,

v.

Unknown Heirs and Devisees of the Estate of
Marvin Benjamin Poole; Tamara Dawn Poole;
East Idaho Credit Union; 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:

3936 Deer River Dr, aka 3936 E. Deer River
Dr, Idaho Falls, ID 83401,

Defendants.

NOTICE OF SHERIFF'S SALE

Case No.: CV10-25-3792

Under and by virtue of a Writ of Special Execution issued in the above-entitled action on the 16th day of April, 2026, I am commanded to sell at public auction all of Defendants' rights and interest to the below described property:

Lot 32 in Block 2 of Fall Creek Subdivision, Division No. 4, according to the official plat thereof, filed in Book F of Plats at Page(s) 79, records of Bonneville County, Idaho under recorder's Instrument No. 1232181.

Property Address: 3936 Deer River Dr, aka 3936 E. Deer River Dr, Idaho Falls, ID 83401

Notice is hereby given that on the 16th day of June, 2026, at 1:00 PM in the rotunda of the Bonneville County Courthouse, 605 North Capital Ave., Idaho Falls, ID 83402, 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 lawful money of the United States, 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, by Certificate of Sale, will transfer the right, title and interest of the judgment debtor in and to the property at the time the execution or attachment was levied. The Sheriff will also give possession but does not guarantee clear title nor continued possessory right to the purchaser. The sheriff sells all property "as is", "whereas", and without any guarantee or warranty whatsoever.

All bidders must register with the Sheriff prior to the start of the sale and must have in their possession sufficient cash or a letter from their bank or financial institution guarantying the availability of funds. Payment by cash or certified funds is due by 3 p.m. on the day of the sale.

Dated this 5th day of May, 2026.

SAMUEL M. HULSE
Bonneville County Sheriff

By: D. Harris
Dayna Harris, Deputy