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*Attorneys for Plaintiff*

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

IDAHO HOUSING AND FINANCE  
ASSOCIATION,

Plaintiff,

v.

HEIRS AND DEVISEES OF CATALINA  
SANCHEZ; MIGUEL A. SANCHEZ;  
SPOUSE OF MIGUEL A. SANCHEZ;  
ANALILIA SANCHEZ; SPOUSE OF  
ANALILIA SANCHEZ; TRANSAM  
HOLDINGS, LLC; IDAHO STATE TAX  
COMMISSION; CAPITAL ONE BANK  
(USA), N.A.; and JOHN DOE and JANE  
DOE,

Defendants.

Case No. CV10-26-1509

NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY

**Date of Sale: July 15, 2026**

**Time of Sale: 1:00 P.M.**

**Place of Sale: 605 N. Capital Ave. Idaho Falls,  
ID 83402**

Under and by virtue of an Order and Decree of Foreclosure and Judgment (“Judgment”) issued by the District Court in Bonneville County, on May 20, 2026, wherein Idaho Housing and Finance Association, Plaintiff, recovered a Decree of Foreclosure against certain Defendants, and under and by virtue of a Writ of Execution issued out of the above-entitled Court, I am commanded to sell, at public auction, in the manner prescribed by law, the following real property, commonly known as 388 Montcliff Dr., Idaho Falls, ID 83401, and particularly described as:

**Lot 11 in Block 1 of Montcliffe Estates, Division No. 2, to the City of Idaho Falls, according to the official plat thereof, recorded on March 9, 1976 as Instrument No. 492782, filed in Official Records of Bonneville County, Idaho.**

**LESS the following: Beginning at the Southwest corner of Lot 12, Block 1, Montcliffe Estates, Division No. 2, to the City of Idaho Falls, Bonneville County, Idaho, and running thence North 1°05'25" East 200.03 feet along the West line of said Lot extended; thence South 88°54'35" East 3.00 feet; thence South 1°50'58" West 200.05 feet to the Point of Beginning.**

PUBLIC NOTICE IS HEREBY GIVEN that on the 15th day of July, 2026, at the hour of 1:00 o'clock, p.m., of said day, at the Bonneville County courthouse rotunda located at 605 N. Capital Ave. Idaho Falls, Id 83402, I will, in obedience to said Judgment and Writ of Execution, sell the above-described property, or so much thereof as may be necessary to satisfy the Judgment aforesaid, as provided in the above Judgment, with interest thereon and costs, to the highest bidder for cash in lawful money of the United States of America, or credit bid by the judgment lienholder, Idaho Housing and Finance Association.

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 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.

The above-described parcel of real property, to-wit: 388 Montcliffe Dr., Idaho Falls, ID 83401, is subject to redemption within six (6) months after the sale, pursuant to Idaho Code § 11-402.

GIVEN UNDER My hand this 3rd day of June, 2026.

SAMUEL M. HULSE  
Bonneville County Sheriff

By: D. Harris  
Deputy Sheriff