

## Trustee sale notice

Published in The Power County Press March 24, 31, April 7, 14, 2021.

NOTICE OF TRUSTEE'S SALE TS No: ID-21-890285-BB NOTICE IS HEREBY GIVEN that on 7/19/2021, at the hour of 9:00 AM, In the Lobby of the Power County Courthouse, located at 543 Bannock Avenue, American Falls, ID 83211, the trustee will sell at public auction to the highest bidder, for cash in lawful money of the United States of America, all payable at the time of sale, the following described real property situated in the County of POWER, State of Idaho, and described as follows, to-wit: A PART OF LOT 8, AND ALL OF LOT 7, IN THE PINE TREE ESTATES SUBDIVISION FILED UNDER INSTRUMENT NO. 174753 AND LOCATED IN BLOCK 41 OF THE ORIGINAL TOWNSITE OF AMERICAN FALLS, IDAHO, IN THE SE1/4SE1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 31 EAST BOISE MERIDIAN, POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, OF SAID SUBDIVISION, SAID POINT BEGINNING ON THE N'LY RIGHT-OF-WAY LINE OF IDANHA AVENUE, SAID POINT BEGINNING MARKED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE N89°33'45"W, ALONG SAID N'LY RIGHT-OF-WAY LINE, 62.49 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE N00°19'24"W, LEAVING SAID RIGHT-OF-WAY LINE, 124.00 FEET TO A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE S89°33'45"E, 62.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, SAID POINT BEING MARKED WITH A 1/2" REBAR AND PLASTIC CAP STAMPED PLS 843; THENCE S00°19'10"E, ALONG THE EAST LINE OF SAID LOT 7, 124.00 FEET TO THE TRUE POINT OF BEGINNING. The Current Trustee is Robert W. McDonald, Esq., whose address is 108 1st Ave. South, Suite 202, Seattle, Washington 98104 and who can be reached by telephone at (866) 925-0241. The Trustee has no knowledge of a more particular description of the above-described real property, but for purposes of compliance with Idaho Code Section 60-113, the Trustee has been informed that the street address of 2122 Idanha Ave, American Falls, ID 83211 may be associated with said real property. The sale will be made, without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligation secured by and pursuant to the power of sale conferred in the Deed of Trust made and entered into on 8/12/2013, by and among ERIC CARDONA GONZALEZ AN UNMARRIED MAN, as Grantor, and FIRST AMERICAN TITLE, as Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNIVERSAL AMERICAN MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS, as Beneficiary; said Deed of Trust having been filed of record on 8/13/2013, as Instrument No. 204704 Official Records of POWER County, Idaho. The naming of the above Grantor(s) is done to comply with Idaho Code Sections 45-1506(4)(a); no representation is made as to the responsibility of Grantor(s) for this obligation. The default for which foreclosure is made is grantor's failure to pay when due the following sum: TOTAL REQUIRED TO REINSTATE: \$11,653.73 TOTAL REQUIRED TO PAYOFF: \$107,691.76 Because of interest, late charges, and other charges that may vary from day-to-day, the amount due on the day you pay may be greater. It will be necessary for you to contact the Trustee before the time you tender reinstatement or the payoff amount so that you may be advised of the exact amount you will be required to pay. Dated this 12th day of March, 2021. By: Robert W. McDonald, Esq., Trustee TS No: ID-21-890285-BB IDSPub #0173352 3/24/2021 3/31/2021 4/7/2021 4/14/2021.