

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

At **10:00 a.m. on the 18th day of August, 2026**, in the foyer of the Ada County Courthouse, 200 W Front St, Boise, ID 83702, Richard H. Madsen, II, Esq. (Idaho State Bar No. 10304), Successor Trustee, or his designee, 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 Ada County, Idaho, and described as follows, to-wit:

The East One Half of Lot 11 in Block 2 of Butler's Subdivision, according to the official plat thereof, filed in Book 11 of Plats at Page(s) 598, official records of Ada County, Idaho.

For information purposes only, the real property tax identification number is R1184000125. The street address is commonly known as 2012 W Nez Perce St, Boise, ID 83705.

Said sale will be made without covenant or warranty regarding title, possession or encumbrances, to satisfy the obligations secured by and pursuant to the power of sale conferred in a certain Deed of Trust dated September 21, 2020, executed by Travis J. Wilson, as Grantor, in which First American Title Co., was named as original Trustee, and Zions First National Bank was named as Beneficiary, was recorded on October 5, 2020, as Instrument No. 2020-132857, in the official records of Ada County, Idaho ("**Deed of Trust**").

The above Grantor is named to comply with Section 45-1506(4)(a) Idaho Code. No representation is made that they are, or are not, presently responsible for this obligation.

The default for which this sale is to be made is as a result of default under the Deed of Trust and a Note dated September 21, 2020, executed by Travis J. Wilson ("**Borrower**") in the original principal amount of \$50,000.00, as a result of the Borrower's failure to make the required payments due thereunder.

The sum owing on the Note secured by the Deed of Trust is approximately **\$50,901.92** as of March 20, 2026, together with any and all payments which thereafter become due and payable, including interest, late charges, trustee's and attorneys' fees, costs and expenses actually incurred. All delinquencies are now due together with any late charges, advances to protect the security, and fees and costs associated with this foreclosure. The Beneficiary elects to sell or cause said property to be sold to satisfy said obligation.

The successful bidder, other than the Beneficiary, must make a \$5,000.00 down payment, at the time of sale, by bank cashier's check made payable to **Zions First National Bank** with the remaining balance of the successful bid payable, in certified funds, within 24 hours following the sale.

DATED this 16th day of April, 2026

SUCCESSOR TRUSTEE:

/s/ Richard H. Madsen, II

Richard H. Madsen, II

(Idaho State Bar No. 10304)

Ray Quinney & Nebeker

36 South State Street, Suite 1400

Salt Lake City, Utah 84111

(801) 532-1500

Generally available during normal business hours

(8:30 a.m. to 5:30 p.m.) Monday through Friday