

Courts desk

Canyon County · ID

Trustee / foreclosure sale notice



Canyon County Sheriff's Foreclosure Sale: 1711 Main St — Auction October 21, 2026

Public paper · October 4, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Canyon County sheriff's foreclosure sale under a court judgment scheduled October 21, 2026 at 9:00 AM — 1711 Main St. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published sheriff's foreclosure sale under a court judgment notice schedules a foreclosure auction for real property in Canyon County, ID. The sale is set for October 21, 2026 at 9:00 AM at Main Lobby, Canyon County Sheriff's Office, 1203 Albany St, Caldwell, ID.

Property and parties named in the notice

- Street address believed: 1711 Main St, Caldwell, ID 83605 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Canyon County, ID.
- Grantor / borrower of record (as named): Juan M. Balderaz / Maria G. Balderaz (deceased) and unknown heirs.
- Current mortgagee / judgment creditor (as named): Deutsche Bank National Trust Company as Trustee for Soundview Home Loan Trust 2005-OPT4.
- File / TS / case reference: CV14-25-13694.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

Sources

1. Canyon County Sheriff Notice of Sheriff's Sale (Idaho District Court) — sale October 21, 2026, Main Lobby, Canyon County Sheriff's Office, 1203 Albany St, Caldwell, ID; property 1711 Main St, Caldwell, ID 83605.
<https://www.noticeregistry.com/idaho/notice/foreclosure-caldwell-182303>
2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
 - Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
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- Courts desk · Notice Nearby public papers shelf. @NoticeNearYou post pending.

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