

NOTICE OF TRUSTEE'S SALE TS No: ID-26-1064004-RM
NOTICE IS HEREBY GIVEN that on **2/23/2027**, at the hour of **10:00 AM**, **Latah County Courthouse Lobby Near Parking Lot Entrance 522 South Adams St Moscow ID 83843**, 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 **LATAH**, State of Idaho and described as follows, to-wit: **LOT 9, LATHEN'S SUBDIVISION OF BLOCK 2, POTLATCH, IDAHO, AS SHOWN BY THE RECORDED PLAT THEREOF, RECORDS OF LATAH COUNTY, IDAHO**. The Current Trustee is **Robert W. McDonald, Esq.**, whose address is **108 1st Ave. South, Suite 450, 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 **910 FIR STREET, POTLATCH, ID 83855** 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 **5/19/2006**, by and among **LOUIS L SOULE, A MARRIED MAN**, as Grantor, and **MOSCOW TITLE**, as Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS DESIGNATED NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., ITS SUCCESSORS AND ASSIGNS**, as Beneficiary; said Deed of Trust having been filed of record on **5/24/2006**, as **Instrument No. 505227** and modified as per Modification Agreement recorded **10/5/2023** as **Instrument No. 631450** Official Records of **LATAH** 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: \$12,163.77 TOTAL REQUIRED TO PAYOFF: \$89,332.16** 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 5th day of October, 2026. By: **Robert W. McDonald, Esq.**, Trustee TS No: **ID-26-1064004-RM** IDSPub 0317734 10/15/2026 10/22/2026 10/29/2026 11/5/2026