

TitleOne
5660 E Franklin Rd., Suite 101
Nampa, Idaho 83687
(208) 475-1155
Order No.: 26629181
Hix / 26629297

NOTICE OF TRUSTEE'S SALE

On the **12th** day of **February, 2027**, at the hour of **10:00 am** of this day (recognized local time), in the office of **TitleOne, 1230 Idaho St, Lewiston, Idaho 83501**, in the County of Nez Perce, State of Idaho, **TitleOne**, as Successor Trustee, will sell at public auction to the highest bidder, for cash or cashier's check (cash equivalent), in lawful money of the United States, all payable at the time of sale in compliance with Section 45-1506(9) Idaho Code, the following described real property, situated in Nez Perce County, State of Idaho, and described as follows to wit:

A portion of railroad right-of-way lying in the Southeast Quarter of Section 15, Township 35 North, Range 3 West, Boise Meridian, in the County of Nez Perce, State of Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of Section 15 (a 2" diameter aluminum cap on a 5/8" rebar as per the corner record filed under Instrument No. 650398 of said County records) from which the East quarter corner of Section 15 (a 2" diameter aluminum cap on a 5/8" rebar as per the corner record filed under Instrument No. 650373 of said County records) bears N.00°52'28" E a distance of 2674.56 feet; thence from said Southeast corner of Section 15, N. 33°35'14"W a distance of 1469.72 feet to a point on the Southern right-of-way line of the Camas Prairie Railnet Railroad, said point lying 200.00 feet right of railroad centerline Station 611+63.00 and being the TRUE POINT OF BEGINNING; thence N. 03°45'02" W. a distance of 190.01 feet to a point that is 10.00 feet right of railroad centerline Station 611+61.10; thence N. 86°49'21" E., a long a line lying 10.00 feet South of and parallel to the main rail, a distance of 350.02 teet to a point that is 10.00 right of railroad centerline Station 615+11.12; Thence S. 03°45'02"E., a distance of 190.01 feet to a point on the Southern right of way line of said railroad 200.00 feet right of railroad centerline Station 615+13.02; thence S86°49'21" We., along the Southern right of way line of said railroad a distance of 350.02 feet to the POINT OF BEGINNING.

The Trustee has no knowledge of a more particular description of the above referenced real property, but for purposes of compliance with Section 60-113, Idaho Code, the Trustee has been informed that according to the County Assessor's office, the address of **50951 US Highway 95, Culdesac, ID 83524**, is sometimes associated with said real property.

Said 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 executed by **Angela Hix and Cody Hix, wife and husband**, as Grantor(s), **TitleOne**, as Successor Trustee, and **Jeffrey E. Beus**, as Beneficiary, recorded **August 23, 2024**, as Instrument No. **916401**, in the records of Nez Perce County, Idaho.

THE ABOVE GRANTORS ARE 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 beneficiary hereby gives notice that a breach of obligation for which said transfer in security has occurred, the nature of the breach being:

- a. The default for which the sale is to be made is the failure to pay when due, under Deed of Trust Note, the entire loan balance which became due **September 23, 2026**, and is now in default. The unpaid principal balance as of September 28, 2026, is **\$87,411.24**, together with accrued and accruing interest thereon at the rate of 16% per annum.
- b. The default for which the sale is to be made is the failure to pay when due and before delinquency, the real property taxes for all of 2025, together with penalties and interest.

All amounts are now due, together with unpaid and accruing taxes, interest, assessments, late fees, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure and all are accruing until the date of sale, full satisfaction.

Therefore, the Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

Dated: 10/14/2026

TitleOne
Successor Trustee
/s/ Stephanie Veach
By: Stephanie Veach
Trust Officer