NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN

Grantor: Hacienda Holdings, LLC
Current Trustee of the Deed of Trust: Lukins & Annis, P.S.
Reference Number of the Deed of Trust: 378465
Current Beneficiary of the Deed of Trust: Treetop Investments, LLC
Current Mortgage Servicer of the Deed of Trust: Treetop Investments, LLC
Parcel Number: 6-002-24-001-0000-0000
Abbreviated Legal: Lot 1 in Block 24 of West of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 23, records of Asotin County Washington.

TO: **BORROWER/GRANTOR**:
Hacienda Holdings, LLC
Attn.: Scott Rains
812 Bridge St. Clarkston, WA 99403-1822

Hacienda Holdings, LLC
Attn.: Scott Rains
735 5th St Clarkston, WA 99403

OCCUPANTS/PARTIES IN POSSESSION:
812 Bridge St. Clarkston, WA 99403-1822

GUARANTORS:
Horizons Holdings, LLC Attn.: Scott Rains 613 Bryden Ave No. C328 Lewiston, ID 83501-5192

Scott Rains, 613 Bryden Ave No. C328, Lewiston, ID 83501-5192
Scott Rains, 812 Bridge St., Clarkston, WA 99403

NOTICE OF TRUSTEE'S SALE OF COMMERCIAL LOAN PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24, ET SEQ.

I. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on the 4th day of December, 2026, at the hour of 10:00 a.m., at the main entrance to the Asotin County Courthouse, 135 2nd St, Asotin, WA 99402, sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in the County of Asotin, State of Washington, to wit:

Lot 1 in Block 24 of West of Clarkston, according to the official plat thereof, filed in Book B of Plats at Page(s) 23, records of Asotin County, Washington, with a street address of: 812 Bridge St., Clarkston, WA 99403, and Assessor's Tax Parcel ID 6-002-24-001-0000-0000,

which is subject to that certain Deed of Trust dated September 2, 2022, recorded September 2, 2022, under Auditor's File No. 378465 records of Asotin County, Washington, from Hacienda Holdings, LLC, as Grantor, to Alliance Title & Escrow Corp., as Trustee, to secure an obligation in favor of Treetop Investments, LLC as Beneficiary.

II. No action commenced by the Beneficiary of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

III. The default(s) for which this foreclosure is made are as follows:

Failure to pay when due the following amounts which are now in arrears:

Amount of Judgment:	$ 933,741.31
Interest ($452.1201 per day from 3/10/26 – 8/27/26:	$ 77,312.54
TOTAL AMOUNT IN ARREARS as of 8/26/26:	$1,011,053.85

Default other than failure to make payment to Beneficiary:
Failure to pay 2025 real property taxes of **$2,397.15, plus fees and interest**.
Failure to pay first-half 2026 real property taxes of **$967.80, plus fees and interest**.

IV. The sum owing on the obligation secured by the Deed of Trust is: Principal $933,741.31, together with interest as provided in the Judgment or other instrument secured from the 31st day of January, 2025, and such other costs and fees as are due under the Judgment or other instrument secured, and as are provided by Statute.

V. The above-described real property will be sold to satisfy the expense of sale, and the obligation secured by the Deed of Trust as provided by statute. The full amount owing on the obligation is due and owing. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on the 4th day of December, 2026. The sale will be discontinued and terminated if at any time on or before the 4th day of December, 2026 the default(s) as set forth in Paragraph III are cured and the Trustee's fees and costs are paid. The sale may be terminated any time before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI. A written notice of default was transmitted by the Beneficiary to the Borrower, Grantor, and Guarantors at the following addresses:

Hacienda Holdings, LLC Attn.: Scott Rains 812 Bridge St. Clarkston, WA 99403-1822
Horizons Holdings, LLC, Attn.: Scott Rains 613 Bryden Ave No. C328 Lewiston, ID 83501-5192
Hacienda Holdings, LLC, Attn.: Scott Rains, 735 5th St, Clarkston, WA 99403
Scott Rains, 613 Bryden Ave No. C328, Lewiston, ID 83501-5192
Scott Rains, 812 Bridge St., Clarkston, WA 99403

by both first class and certified mail on the 17th day of July, 2026, proof of which is in the possession of the Trustee; and the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above on the 21st day of July, 2026, and the Trustee has possession of proof of such posting.

VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through, or under the Grantor of all their interest in the above-described property.

IX. Anyone having any objection to the sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's Sale.

X. **NOTICE TO OCCUPANTS OR TENANTS**

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

XI. **NOTICE TO GUARANTORS**

The Guarantors may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) the Guarantors have the same rights to reinstate the debt, cure the default, or repay the debt as is given to the Grantor in order to avoid the trustee's sale; (3) the Guarantors will have no right to redeem the property after the trustee's sale; (4) subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) in any action for a deficiency, the Guarantors will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs.

THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME

You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale.

DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help.

SEEKING ASSISTANCE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

- The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Washington State Housing Finance Commission: **Toll-free: 1-877-894-HOME (1-877-894-4663)** **http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm**
- The United States Department of Housing and Urban Development: **Toll-free: 1-800-569-4287 Local counseling agencies in Washington**: **http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc**
- The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: **Toll-free: 1-800-606-4819** **http://nwjustice.org/what-clear**

DATED: August 27, 2026

LUKINS & ANNIS, P.S.
TREVOR R. PINCOCK, Trustee
Address: 1600 Washington Trust Financial Center
717 West Sprague Avenue Spokane, Washington 99201-0466
Telephone: (509) 455-9555