

NOTICE OF TRUSTEE'S SALE

On , **March 17, 2027** at the hour of **10:00AM**, of said day, on the front steps of the **Nez Perce County Courthouse** located at **1230 Mail St, Lewiston, ID 83501**.

Alliance Title & Escrow, LLC, as trustee, will sell at public auction, to the highest bidder, for cashiers check, certified check or tellers check, from a bank which has a branch in the community at the site of the sale (endorsed checks will not be accepted), State of Idaho check or local government check in lawful money of the United States, all payable at the same time of sale, the following described real property, situated in the County of **Nez Perce**, State of Idaho, and described as follows, to wit:

That part of Lot 8 in Block 30 of City of Lewiston, to the City of Lewiston, according to the plat of True's Survey hereof in the office of the Recorder's office, Nez Perce County, Idaho, described as follows: Beginning at a point on the North line of Lot 8, Block 30 of the CITY OF LEWISTON, according to True's recorded plat thereof, a distance of 58 feet Westerly from the Northeast corner of said Lot 8; thence Westerly along the North line of said Lot 8 a distance of 30 feet to a point; thence Southerly and parallel to the West line of said Lot 8 a distance of 125 feet to a point; thence Easterly parallel with the North line of said Lot 8 to the West boundary of the tract of land conveyed by Frances A. Yantis to Joseph C. Lasker by Deed recorded in Book 104 of Deeds, at page 174 of the records of Nez Perce County, Idaho; thence Northerly along the West line of said tract conveyed to Lasker a distance of 125 feet TO THE POINT OF BEGINNING.

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: **714 Main Street, Lewiston, ID 83501**, MAY SOMETIMES BE 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 **DC Properties Washington LLC, a Washington Limited Liability Company**, as Grantor to **Alliance Title & Escrow, LLC**, as Trustee, for the benefit and security of **Gregory S. Posey, an unmarried man** as Beneficiary, recorded **3/1/2026** as Instrument No. **927153**, Mortgage 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.

Said sale is a public auction for which the bid price must be paid immediately upon close of bidding by certified funds in the acceptable forms stated above. If the acting Trustee is unable to convey title for any reason whatsoever, the successful bidder's exclusive and sole remedy shall be the return of actual monies paid to the acting Trustee and the successful bidder shall have no further recourse.

The default for which this sale is to be made is failure to:

Make principal and interest payments as set forth on said Deed of Trust and Promissory Note. The original loan amount was \$400,000.00 together with interest thereon at the rate of 6% per annum, as evidenced in Promissory Note dated 3/1/2026. Payments are in default for the months of July, August, September in the amount of \$4,440.82 per month and continuing each and every month thereafter until date of sale or reinstatement. The principal balance as of September 16, 2026 is \$395,295.70 together with accrued and accruing interest thereon at the rate of 6% per annum. The per diem is 64.9801. In addition to the above, there is also due any late charges, advances, escrow collection fees, attorney fees, fees or costs associated with this foreclosure.

The balance owing as of this date on the obligation secured by said deed of trust is \$395,295.70, excluding interest, costs and expenses actually incurred in enforcing the obligations thereunder or in this sale, as trustee's fees and/or reasonable attorney's fees as authorized in the promissory note secured by the aforementioned Deed of Trust.

Dated: October 19, 2026

Alliance Title & Escrow, LLC

By: /s/ Bre Bohner
Bre Bohner, Trust Officer

This communication is on behalf of a debt collector and is an attempt to collect a debt. Any information obtained will be used for that purpose.