File No.: **634137 /**
Customer Ref No. **1964 E Wilbur Ave LLC/Inland Capital**

NOTICE OF TRUSTEE'S SALE

On **Wednesday**, **August 16, 2023** at the hour of **10:30AM**, of said day, in the office of **Alliance Title & Escrow, LLC** located at **2157 N. Main St., Coeur d'Alene, ID 83814,**

Alliance Title & Escrow, LLC, as successor 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 **Kootenai,** State of Idaho, and described as follows, to wit:

The North half of the East 2/5 of Tract 45, Dalton Gardens Addition to Hayden Lake Irrigated Lands, according to the plat recorded in Book "B" of Plats at Page 151, records of Kootenai County, Idaho.

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: **1964 E Wilbur Ave, Dalton Gardens, ID 83815,** 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 **1964 E Wilbur Ave LLC, an Idaho Limited Liability Company,** as Grantor to **Alliance Title & Escrow, LLC,** as Successor Trustee, for the benefit and security of **Inland Capital Fund, LLC, a Washington limited liability company** as Beneficiary, recorded **April 15, 2022** as Instrument No. **2896149000,** Mortgage records of **Kootenai** 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 default for which this sale is to be made is failure to:

1. Pay, when due and before delinquency, the entire balance of principal and interest as set forth on said Deed of Trust and Promissory Note. The original loan amount was $745,200.00 together with interest thereon at the rate of 11.75% per annum, as evidenced in Promissory Note. The loan matured on February 13, 2023 and is now in default.
2. Pay when due and before delinquency, the real property taxes for the first half of 2022, together with penalties and interest.

The principal balance as of March 23, 2023 is $705,200.00 together with accrued and accruing interest thereon at the Default Rate of 24% per annum. The per diem is $230.17. In addition to the above, there is also due any real property taxes that may become delinquent during this foreclosure; together with 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 $705,200.00, 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: April 14, 2023

Alliance Title & Escrow, LLC

By: Bobbi Dilley

Bobbi Dilley, Trust Officer
Phone: 208-287-5108

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.