

NOTICE OF TRUSTEE'S SALE

On the **27th** day of **July, 2021**, at the hour of **10:00 a.m.** of this day (recognized local time), in the office of TitleOne, 1101 W. River St., Ste 201, Boise, ID 83702, in the County of Ada County, State of Idaho, Secured Land Transfers LLC, a Delaware limited liability company dba 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 Ada County, State of Idaho and described as follows to wit:

Lot 37 in Block 12 of Devonshire Subdivision No. 6, according to the official plat thereof, filed in Book 107 of Plats at Page(s) 14747 - 14750, records of Ada County, Idaho.

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 **9838 W Mossywood Dr, Boise, ID 83709**, 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 **Fabulous Estates, LLC, a California Limited Liability Company**, as Grantor(s), to **Secured Land Transfers LLC, a Delaware limited liability company dba TitleOne**, as Successor Trustee, and **Inland Capital Fund, LLC, a Washington limited liability company**, as Beneficiary, recorded **October 4, 2019**, as Instrument No. **2019-096216**, and assigned to **Inland Capital Fund, LLC** by assignment recorded **February 2, 2021**, as Instrument No. **2021-017670**, in the records of Ada 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 this sale is to be made is the failure to pay when due, under Deed of Trust Note, the entire loan balance immediately due and payable in the amount of \$281,911.00, for Principal, due and payable on or before January 2, 2021 with unpaid accrued interest owing in the amount of \$8,269.26, modification fees of \$2,199.00, late fees of \$3,101.01, document fees of \$1,090.00 and other fees of \$2,311.16, as of February 1, 2021. With default interest of an additional \$5,638.22.

b) The default for which this sale is to be made is the failure to pay past due real property taxes in Ada County for the year(s) 2019 and the 1st half of 2020 and failure to bring said real property taxes current.

All amounts are now due, together with unpaid and accruing taxes, late fees, modification fees, document fees, other fees, assessments, 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, or reinstatement of the obligation.

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

Dated: March 29, 2021

Secured Land Transfers LLC dba

TitleOne

Successor Trustee

/s/ Sheri Coleman

By: Sheri Coleman

Its: Trust Officer

PUBLISHED: April 9, 16, 23, & 30,

2021

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