PioneerLTS
LENDER TRUSTEE SERVICES
A PIONEER COMPANY

Notice to Buyers Regarding Trustee Sale Purchases

Beginning March 1, 2026, real property purchased at Trustee Sale may be subject to the US Treasury's Financial Crimes Enforcement Network Anti-Money Laundering reporting requirements. **Residential properties purchased with cash** by entities or trusts are subject to these Federal requirements. **Corporations, partnerships, estates, associations, limited liability companies and trusts** which take title by way of a Trustee's **Deed must report the purchase to FinCen AML within 30 days of the Trustee's Sale**. Trustee's Deeds naming corporations, partnerships, estates, associations, limited liability companies and trusts as property owners will not be made of record until Pioneer Lender Trustee Services receives confirmation that the FinCen requirements have been met and the compliance fee has been paid.

This reporting is not required for purchasers who take title to property as individuals. It is also not required for commercial or industrial real estate. However, some bare land may be subject to reporting.

Pioneer Lender Trustee Services is working with our parent company Pioneer Title Company to create a streamlined process for property owners to do their reporting if required. Due to the increased time, verification, documentation, and reporting required to comply with FinCen AML regulations, a compliance fee of $200 will be charged to purchasers taking title in an entity or trust.