

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

**Pioneer Lender Trustee Services**  
8151 W. Rifleman Street  
Boise, ID 83704

Trustee's Sale No: PLTS103936

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## NOTICE OF DEFAULT

**NOTICE IS HEREBY GIVEN** that Pioneer Title Company of Ada County dba Pioneer Lender Trustee Services, is the current Trustee under the Deed of or Transfer in Trust executed by Kimba Fonte-Tule, a single woman, as Grantor, to Empire Title and Escrow, as Trustee, in favor of JDVB, Inc., an Idaho Corporation, as Beneficiary, dated 10/23/2022, recorded 12/23/2022, under Instrument No. 454813 and rerecorded on 1/9/2023 as Instrument No. 454979, records of Valley County, ID, the beneficial interest in which is presently held by JDVB, Inc., an Idaho Corporation Said Deed of Trust covers real property situated in said County, described as follows:

A parcel of land being a portion of the S 1/2 of Section 31, T.12, N., R.4 E., B.M., Valley County, Idaho, being more particularly described as follows:

Commencing at the southwest corner of said Section 31, a found aluminum pipe monument CPF Inst. 183989 corner records of said Valley County; Thence a bearing of N 89°58'39" E, a distance of 1827.34 feet on the south boundary of said Section 31 to a point witnessed by a set 5/8 inch rebar which bears N 0°07'48" W, a distance of 35.00 feet, said point being the True Point of Beginning.

Thence a bearing of N 0°07'48" W, a distance of 1317.99 feet to a set 5/8 inch rebar; Thence a bearing of N 89°59'15" E, a distance of 661.31 feet to a set 5/8 inch rebar; Thence a bearing of S 00°07'48" E, a distance of 1317.88 feet to a point witnessed by a set 5/8 inch rebar which bears N 0°07'48" W, a distance of 35.00 feet; Thence a bearing of S 89°58'39" W, a distance of 661.31 feet on the south boundary of said Section 31 to the Point of Beginning.

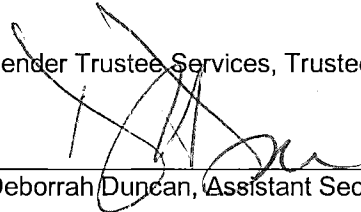
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 10/23/2022, THE BIYEARLY PAYMENT WHICH BECAME DUE ON 8/15/2023 AND ALL SUBSEQUENT MONTHLY AND BIYEARLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$299,250.00, together with interest thereon at 6% per annum from 12/22/2023, until paid.

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


DATED: 9/19/2024

Pioneer Lender Trustee Services, Trustee

By   
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/19/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

  
Signature of notary public  
Commission Expires: 3/10/2027

