

## Instrument # 918202

NEZ PERCE COUNTY, IDAHO  
12-04-2024 11:37:45 AM No. of Pages: 2  
Recorded for: PIONEER LENDER TRUSTEE SERVICE  
PATTY WEEKS Fee: \$13.00  
Ex-Officio Recorder Deputy Mykayla Flores  
Index to: NOTICE/DEFAULT (211)  
Electronically Recorded by Simplifile

RECORDING REQUESTED BY

---

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104064

---

## 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 Michael A Roberts and Yvonne M Roberts, Husband and wife, as Grantor, to Alliance Title & Escrow Corp, as Trustee, in favor of Freedom Northwest Credit Union, as Beneficiary, dated 12/26/2018, recorded 12/31/2018, under Instrument No. 863617, records of Nez Perce County, ID, the beneficial interest in which is presently held by Freedom Northwest Credit Union. Said Deed of Trust covers real property situated in said County, described as follows:

The East 94 feet of the South 275 feet of Lot 10, Block 53, Except the East 74 feet of the South 115 feet thereof, Lewiston Orchards Tract No. 7, according to the recorded plat thereof, records of Nez Perce County, Idaho, measurements being from the centerlines of adjacent streets and alleys.

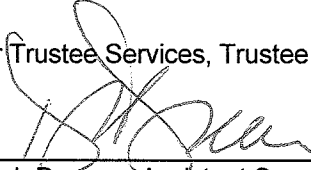
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 12/26/2018, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH AND FAILURE TO MEET TERMS OF REPAYMENT FOR ADDITIONAL FINANCING PROVIDED BY BENEFICIARY.

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 \$124,032.57, together with interest thereon at 5.29% per annum from 2/28/2024, until paid.

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

DATED: 12/3/2024

Pioneer Lender Trustee Services, Trustee

By   
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 12/3/2024 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zabriskie  
Signature of notary public  
Commission Expires: 3/10/2027

