

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: PLTS104077

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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 Value Homes of Idaho, LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company of Gem County, as Trustee, in favor of Basil D. Harrison and Sally A. Harrison, Trustees of the Harrison Family Trust dated May 27, 2015, as Beneficiary, dated 8/31/2022, recorded 9/12/2022, under Instrument No. 342949, and rerecorded on 10/11/22 as inst. #343374, records of Gem County, ID, the beneficial interest in which is presently held by Basil D. Harrison and Sally A. Harrison, Trustees of the Harrison Family Trust dated May 27, 2015 Said Deed of Trust covers real property situated in said County, described as follows:

Lot 113 in Block 6 of Harvest Valley Subdivision No. 6, accordng to the official plat thereof, filed in Book 6 of Plats at Page(s) 51, Records of Gem County, Idaho.

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 8/31/2022, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS 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 \$155,000.00, together with interest thereon at 10% per annum from 11/15/2024, until paid.

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

DATED: 12/9/2024

Pioneer Lender Trustee Services, Trustee

By

  
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 12/9/24 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

  
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Signature of notary public  
Commission Expires:

Residing in: Boise, ID  
Commission Expires: 08/15/2029

