

RECORDING FEE: \$13.00 MV  
Electronically Recorded

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: PLTS104121

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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 Timothy J. Loucks and Birgitta K. Loucks, husband and wife, as Grantor, to Pioneer Title Company of Kootenai County, as Trustee, in favor of Meredith Little, as Beneficiary, dated 8/10/2022, recorded 8/26/2022, under Instrument No. 2913173000, said document modified by Instrument recorded 9/17/2024, under Instrument No. 2980340000, records of Kootenai County, ID, the beneficial interest in which is presently held by Meredith Little Said Deed of Trust covers real property situated in said County, described as follows:

Lot 13, Block 1, Arrow Point Park, according to the Plat thereof, recorded in Book F of Plats at Page(s) 345, records of Kootenai 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 8/10/2022, THE MONTHLY PAYMENT WHICH BECAME DUE ON AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES, ATTORNEY FEES 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 \$584,350.08, together with interest thereon at 8% per annum from 12/19/2024 to 2/26/2025 and 9.5% per annum from 2/27/2025, until paid.

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

DATED: 2/25/2025

Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 2/25/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

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

