

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS103887

2025-017094
RECORDED
05/19/2025 02:52 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW \$13.00
TYPE: NOT INC SALE
PIONEER LENDER TRUSTEE SERVICES
ELECTRONICALLY RECORDED

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 Idaho Tile and Granite, LLC, an Idaho Limited Liability Company, as Grantor, to Stewart Title Company, as Trustee, in favor of James Fuhrman, as Beneficiary, dated 3/16/2021, recorded 3/19/2021, under Instrument No. 2021-019993 and re-recorded 3/22/2021 as Instrument No. 2021-020701, said document modified by Instrument recorded 5/16/2024, under Instrument No. 2024-014894, records of Canyon County, ID, the beneficial interest in which is presently held by James Fuhrman Said Deed of Trust covers real property situated in said County, described as follows:

Lot 6 in Block 4 of Arlington Addition to the City of Nampa, according to the official plat thereof, filed in Book 1 of Plats at Page 40, and amended by Ordinance No 1976, recorded November 22, 1985 as Instrument No 8527802, records of Canyon 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 3/16/2021, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, LENDER ADVANCED PROPERTY TAXES, 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 \$291,104.08, together with interest thereon at 9% per annum from 1/21/2025, until paid.

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

DATED: 5/19/2025

Pioneer Lender Trustee Services, Trustee

By

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on

5/19/2025

by Deborrah Duncan, as Assistant

Secretary of Pioneer Lender Trustee Services.

Signature of notary public
Commission Expires:

CHLOE SALAZAR
Residing in: Nampa, ID
Commission Expires: 02/21/2031

CHLOE SALAZAR
COMMISSION #20250567
NOTARY PUBLIC
STATE OF IDAHO