

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104174

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 Vincenzo G. Covino and Kimberly Covino, as Trustor, to TitleOne Corporation, as Trustee, in favor of FinWise Bank, as Beneficiary, dated 3/12/2021, recorded 3/31/2021, under Instrument No. 2021-051613, records of Ada County, ID, the beneficial interest in which is presently held by FinWise Bank Said Deed of Trust covers real property situated in said County, described as follows:

Lot 58 in Block 5 of Brookdale Meadows Subdivision No 3, according to the plat thereof, filed in Book 87 of Plats at page(s) 9898-9899, records of Ada 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 3/12/2021, THE MONTHLY PAYMENT WHICH BECAME DUE ON 11/5/2024 AND ALL SUBSEQUENT MONTHLY 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 \$435,120.30, together with interest thereon at 10.75 per annum from 10/7/2024, until paid.

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

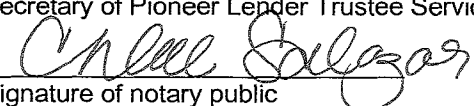
DATED: 4/23/2025

Pioneer Lender Trustee Services, Trustee

By 
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/23/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public
Commission Expires:

CHLOE SALAZAR
COMMISSION #20250567
NOTARY PUBLIC
STATE OF IDAHO

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