

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104220

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 Clover L. Field, a married woman as her sole and separate property AND Cathy Field, an unmarried woman, as Grantor, to AmeriTitle, as Trustee, in favor of Idaho First Bank, as Beneficiary, dated 7/24/2017, recorded 7/28/2017, under Instrument No. 407574, records of Valley County, ID, the beneficial interest in which is presently held by Idaho First Bank. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 18, Block 2 of Jughandle Highlands No. 2, according to the official plat thereof, filed in Official Records of Valley 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 7/24/2017, THE MONTHLY PAYMENT WHICH BECAME DUE ON 4/28/2025 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

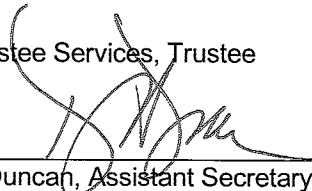
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$27,343.61, together with interest thereon at 8% variable per annum from 3/5/2025, until paid. Beneficiary reserves the right to increase the variable interest rate by an additional eight percentage points as specified in the Promissory Note secured by above referenced Deed of Trust.

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

DATED: 6/9/2025

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 6/9/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.



Signature of notary public

Commission Expires: 3/10/2027

