

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104241

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 Whiskey Business, LLC, an Idaho Limited Liability Company, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Jodie Donovan and Ian Donovan, as Beneficiary, dated 9/29/2023, recorded 9/27/2023, under Instrument No. 2023-055542, records of Ada County, ID, the beneficial interest in which is presently held by Jodie Donovan and Ian Donovan Said Deed of Trust covers real property situated in said County, described as follows:

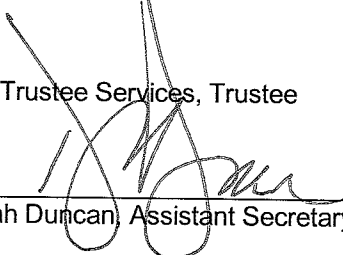
Lots 6 and 7, Block 12, Amended Plat of John Krall's Addition to Boise, according to the plat thereof, filed in Book 2 of Plats at page(s) 88, records of Ada County, Idaho.

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 9/29/2023, FAILURE TO PAY THE BALLOON PAYMENT IN THE AMOUNT OF \$76,000.00 WHICH BECAME DUE ON 9/1/2024, TOGETHER WITH ACCRUED AND ACCRUING 3.5% INTEREST ON PRINCIPAL BALANCE WHICH ORIGINATED IN THE AMOUNT OF \$627,137.14, PLUS 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 Beneficiary elects to sell or cause the trust property to be sold to satisfy said obligation.

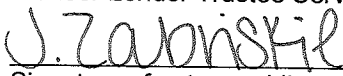
DATED: 8/1/2025

Pioneer Lender Trustee Services, Trustee

By 
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 8/1/2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public
Commission Expires: 3/10/2027

