

Instrument # 922950

NEZ PERCE COUNTY, IDAHO
08-11-2025 03:08:31 PM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICE
PATTY WEEKS Fee: \$13.00
Ex-Officio Recorder Deputy Mykayla Flores
Index to: NOTICE/DEFAULT (211)
Electronically Recorded by Simplifile

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services

8151 W. Rifleman Street
Boise, ID 83704

Trustee's Sale No: PLTS104242

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 Rains Investments, Inc., an Idaho Corporation, as Grantor, to Alliance Title & Escrow Corp., as Trustee, in favor of Treetop Investments, LLC, an Idaho limited liability company, as Beneficiary, dated 8/23/2022, recorded 8/24/2022, under Instrument No. 902453, records of Nez Perce County, ID, the beneficial interest in which is presently held by Treetop Investments, LLC Said Deed of Trust covers real property situated in said County, described as follows:

The West One hundred twenty-one (121) feet of the South One hundred fifty-five (155) feet of Lot Two (2), a Subdivision of Lots Three (3) and Four (4), Block Twenty-Eight (28), and Lots One (1), Two (2), Three (3), Four (4), in Block Twenty-seven (27), of Lewiston Orchards Tract No. 2, according to the official plat thereof, the measurements being from the centerlines of adjacent streets and alleys, filed in Official Records of Nez Perce 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 8/23/2022, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

All delinquencies owed to Treetop Investments, LLC including senior Deeds of Trust 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 \$101,457.28, together with interest thereon at 12% per annum from 8/23/2022 to 7/1/2025 and with default interest thereon at 18% per annum from 7/2/2025, until paid.

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

DATED: 8/11/2025

Pioneer Lender Trustee Services, Trustee

By

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 8/11/2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zabriskie

Signature of notary public

Commission Expires: 3/10/2027

