

**Instrument # 1797470**  
**Bonneville County, Idaho Falls, Idaho**  
**09/22/2025 11:26:22 AM No. of Pages: 2**  
Recorded for: PIONEER LENDER TRUSTEE SERVICES  
Chris Poulter Fee: \$13.00  
Ex-Officio Recorder Deputy Dwoolf1  
Index to: NOTICE OF DEFAULT

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104265

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## **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 Lori A. Empey, an unmarried woman, as Grantor, to Pioneer Title Company, as Trustee, in favor of A&L Development, LLC, as Beneficiary, dated 9/13/2021, recorded 9/15/2021, under Instrument No. 1699859, said document modified by Instrument recorded 8/5/2022, under Instrument No. 1729731, records of Bonneville County, ID, the beneficial interest in which is presently held by A & L Development LLC Said Deed of Trust covers real property situated in said County, described as follows:

Lot 10, Block 4, The Village, Division No. 6, according to the plat thereof, filed as Instrument No. 1044479, records of Bonneville 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 9/13/2021, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

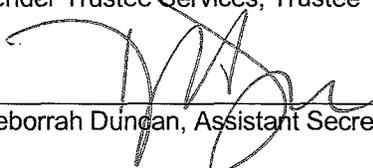
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$348,216.71, together with interest thereon at 8% per annum from 8/11/2025, until paid.

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

DATED: 9/18/2025

Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/18/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

  
Signature of notary public  
Commission Expires:

ALISON FINDLING  
Residing in: Meridian, ID  
Commission Expires: 08/04/2027

