

# Instrument # 355160

EMMETT, GEM, IDAHO  
2025-09-24 02:51:44 PM No. of Pages: 2  
Recorded for: PIONEER LENDER TRUSTEE SERVICE  
LEANDRA ROUNTREE Fee: \$13.00  
Ex-Officio Recorder Deputy SWright  
Index To: NOTICE OF DEFAULT  
Electronically Recorded by Simplifile

RECORDING REQUESTED BY

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WHEN RECORDED MAIL TO

**Pioneer Lender Trustee Services**

8151 W. Rifelman Street  
Boise, ID 83704

Trustee's Sale No: PLTS104271

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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 Whiskey Business LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company, as Trustee, in favor of Terry Earl Rekow and Paula Rekow, as Beneficiary, dated 8/15/2023, recorded 8/15/2023, under Instrument No. 346711, said document modified by Instrument recorded , under Instrument No. , records of Gem County, ID, the beneficial interest in which is presently held by Terry Earl Rekow and Paula Rekow. Said Deed of Trust covers real property situated in said County, described as follows:

The S1/2 of Lot 4 in Section 30, Township 7 North, Range, 1 West, Boise-Meridian, Gem County, Idaho.

EXCEPT: West Black Canyon Highway, described in Book 22 of Deeds at Pages 7 and 9, Records of Gem 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 8/15/2023, THE MONTHLY PAYMENT WHICH BECAME DUE ON 7/15/2025 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES AS SET FORTH.

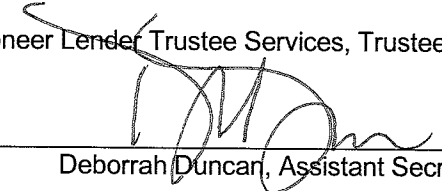
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$860,582.93, together with interest thereon at 0% per annum from 7/9/2025, until paid.

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

DATED: 9/24/2025


Pioneer Lender Trustee Services, Trustee

By

  
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 9/24/2025 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

ALISON FINDLING  
COMMISSION #54854  
NOTARY PUBLIC  
STATE OF IDAHO