

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104288

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 Zachary M Simons and Nikole M Simons, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of PV, LLC, as Beneficiary, dated 12/6/2022, recorded 12/7/2022, under Instrument No. 0000503090, records of Elmore County, ID, the beneficial interest in which is presently held by PV, LLC. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 15, Block 1, Faith Crossing, Mountain Home, Elmore County, Idaho, according to the official plat thereof on file and of record in the Office of the County Recorder of Elmore County, Idaho. As Amended by Affidavit of Correction, Recorded October 15, 2007, as Instrument No. 392347, and as Amended by Affidavit of Correction, Recorded November 27, 2007, as Instrument No. 393503, of Official records.

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 12/6/2022, 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 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 \$102,813.49, together with interest thereon at 12% per annum from 6/7/2024, until paid.

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

DATED: 10/21/2025

Pioneer Lender Trustee Services, Trustee

By

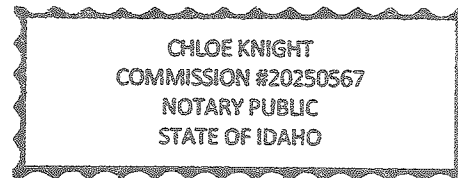
Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 10/21/2025 by Deborrah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

Signature of notary public
Commission Expires:

Chloe Knight



CHLOE KNIGHT
Residing in: Nampa, ID
Commission Expires: 02/21/2031