

Instrument # 1054792
Bonner County, Sandpoint, Idaho
11/12/2025 11:30:16 AM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICES
Michael W. Rosedale Fee: \$13.00
Ex-Officio Recorder Deputy cbrannon
Index to: DEFAULT

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104277

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 Homestead Village, LLC, an Idaho limited liability company, as Grantor, to Old Republic National Title Insurance Company, a Florida corporation, as Trustee, in favor of Freedom REIT, a Maryland statutory trust, as Beneficiary, dated 7/18/2023, recorded 8/2/2023, under Instrument No. 1023540, records of Bonner County, ID, the beneficial interest in which is presently held by Freedom REIT, a Maryland statutory trust. Said Deed of Trust covers real property situated in said County, described as follows:

Parcel 1:

That part of the Northeast quarter of the Northeast quarter of Section 28, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:
Beginning at a point 1080 feet West of a point which is 893.52 feet South of the Northeast corner of said Section 28; thence West 245.6 feet to a point; thence North 441.82 feet; thence Northeasterly 304 feet to a point 620.82 feet due North of the point of beginning; thence South 620.82 feet to the point of beginning.

Parcel 2:

Beginning at the Northeast corner of Section 28, township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho; thence South 68° 57' 06" West, 1549.77 feet to a point of the Southerly right of way line of U.S. Highway 2/State Highway 200, said point being 30 feet South of the center line of said highway and the true point of beginning; thence South 00° 25' 13" East, 364.29 feet, thence East, 118.10 feet; thence North 452.78 feet to a point on the Southerly right of way line of said Highway 2/200; thence South 53° 46' 00" West, 149.72 feet to the true point of beginning.

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 7/18/2023, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

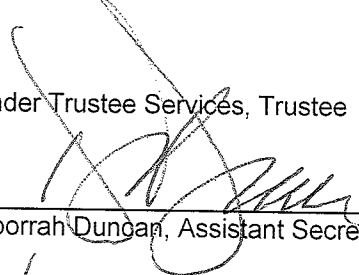
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$5,700,000.00, together with interest thereon at 20% per annum from 7/1/2025, until paid.

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

DATED: 11/4/2025

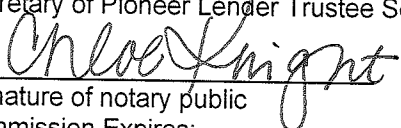
Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 11/4/2025 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public
Commission Expires:

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

CHLOE KNIGHT
COMMISSION #20250567
NOTARY PUBLIC
STATE OF IDAHO