

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services

8151 W. Rifleman Street

Boise, ID 83704

Trustee's Sale No: PLTS104303

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 Peterson Conway, unmarried man, as Grantor, to Pioneer Title Company, as Trustee, in favor of Pioneer 1031 Company, as Beneficiary, dated 9/27/2021, recorded 9/30/2021, under Instrument No. 261373, records of Custer County, ID, the beneficial interest in which is presently held by Thomas L. Arnold and Rebecca W. Arnold. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 3 in Block 1 of Mountain View Subdivision, Custer County, Idaho, as shown on the official Plat thereof recorded on June 7, 2007, as Instrument No. 236774, records of Custer 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 9/27/2021, **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 \$195,038.90, together with interest thereon at 10% per annum from 3/24/2022, until paid.

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

DATED: 11/20/2025

Pioneer Lender Trustee Services, Trustee

By

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 11-20-2025 by Deborrah 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