

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104305

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 Mountain Fund, LLC an Idaho limited liability company, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Kevin L. Miller and Jackie J. Miller, as Beneficiary, dated 6/16/2023, recorded 6/20/2023, under Instrument No. 0000505731, records of Elmore County, ID, the beneficial interest in which is presently held by Kevin L. Miller and Jackie J. Miller. Said Deed of Trust covers real property situated in said County, described as follows:

Sunrise and Sunset Lode Mining Claims designated by the Surveyor General as Survey No. 2421, located in Township 4 North, Range 10 East, Boise Meridian, in the Bear Creek Mining District, Elmore County, Idaho.

also described as:

The land referred to in this Commitment is described as follows:

Sunrise and Sunset Lode Mining Claims:

Designated by the Surveyor-General as Survey No. 2421, Embracing a portion of Township Four North of Range 10 East of the Boise Meridian, in the Bear Creek Mining District, Elmore County, Idaho, and bounded, described and platted as follows:

Beginning for the description of the Sunrise Lode Claim at corner no. 1, a fir post five feet long, five inches square, marked 1-2421, 1-2-1942, in mound of earth and stone, identical with corners no. 1 and 2 of the Pay Chute and Glad Hand Lode Claims, respectively, Survey No. 1942, from which U.S. Mineral Monument No. 2 bears North 63°41'10" W 3052.58 feet distant; and the North closing corner to Sections 18 and 19 in Township 4 North of Range 10 East of the Boise Meridian bears South 31°27' West 5550.00 feet distant;

Thence, first course, North 43°46' West 1023.99 feet to corner no. 2 a fir post 6 feet lon, six inches square, marked 2-2421, in mound of earth and stone;

Thence, second course, North 4° East 405.28 feet to location monument; 710.52 feet to corner no. 3, a post six feet long, five inches square, marked 3-3-2421, in mound of earth and stone;

Thence, third course, South 46°39'30" East 1,214.98 feet to corner no. 4, a fir post six feet long, four inches square, marked 4-2421, in mound of earth and stone;

Thence, fourth course, South 4° West 388.52 feet a corner no. 5, a fir post six feet long, five inches square, marked 5-2421, in mound of earth and stone;

Thence, fifth course, South 41°8' West 300.07 feet to corner no. 1, the Place of Beginning; The survey of the Lode Claim as above described extending 1269.42 feet in length along said Sunrise vein or lode.

Beginning for description of the Sunset Lode Claim at corner no.1, a fir post six feet long, six inches square, marked 4-523, 1-2421, in mound of earth and stone, identical with corner no. 4 of Survey No. 523, the Ida Elmore Lode Claim, from which said section corner bears South 13°08' West, 5,619 feet distant;

Thence, first course, North 4° East 605.24 feet to corner no. 2, a post six feet long, five inches square, marked 2-2421, in mound of earth and stone;

Thence, second course, North 83°22' East 21.67 feet intersect Line 3-4 of Survey No. 1056, the Ontario lode claim at North 20° West 9.68 feet from corner no. 4; 60.68 feet intersect line 4-1 of said Survey No. 1056 at North 69° East 37.95 feet from corner no. 4; 924.72 feet to corner no. 3, identical with corner no. 3 of Sunrise lode claim;

Thence, third course, South 4° West 305.24 feet to location monument; 610.48 feet to corner no. 4, a fir post five feet long, four inches square, marked 4-2421, in mound of earth and stone;

Thence, fourth course, South 83°41' West 923.77 feet to corner no. 1, the place of beginning.

The survey of the lode claim as above described extending 924.72 feet in length along said Sunset vein or lode; expressly excepting and excluding from these presents all that portion of the ground hereinbefore described, embraced in said mining claim or Survey No. 1056, and also all veins, lodes and ledges, throughout their entire depth, the tops or apexes or which lie inside of such excluded ground.

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 6/16/2023, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

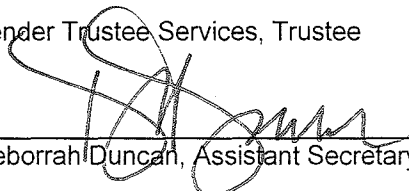
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$150,000.00, together with interest thereon at 6% per annum from 6/16/2023, until paid.

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

DATED: 11/20/2025

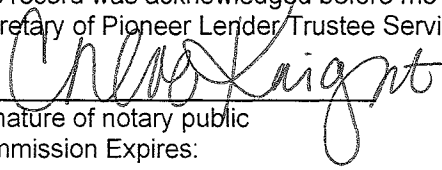
Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

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

