

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104313

**2026-001860**

RECORDED

**01/16/2026 03:11 PM**

JESS URRESTI

CANYON COUNTY RECORDER

Pgs=3 MBROWN \$16.00  
TYPE: NOT INC SALE  
PIONEER LENDER TRUSTEE SERVICES  
ELECTRONICALLY RECORDED

*X Record to Correct interest date to County*

## 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 Frontier Investments, LLC, as Grantor, to Titleone Title Company of Ada County d/b/a TitleOne, as Trustee, in favor of LW Group LLC, as Beneficiary, dated 9/20/2021, recorded 9/21/2021, under Instrument No. 2021-065775, records of Canyon County, ID, the beneficial interest in which is presently held by LW Group LLC Said Deed of Trust covers real property situated in said County, described as follows:

A part of the Southwest Quarter of the Southwest Quarter in Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at a point on the South boundary of said Southwest Quarter of the Southwest Quarter, said point being 120 feet West of the Southeast corner of the said Southwest Quarter of the Southwest Quarter; thence South 89°44' East 120 feet along the said South boundary to the Southeast corner of the said Southwest Quarter of the Southwest Quarter; thence North 0°15' West 283 feet along the East boundary of the said Southwest Quarter of the Southwest Quarter; thence South 53°39' West 78 feet; thence North 52°36' West to a point 120 feet Westerly of and parallel to the East boundary of the said Southwest Quarter of the Southwest Quarter; thence South 0° 15' East parallel with the East boundary of the said Southwest Quarter of the Southwest Quarter to the POINT OF BEGINNING.

### EXCEPTING THEREFROM

A parcel of land being on the North side of centerline of East Amity Avenue, Project No. 02-99148, Highway Survey as shown on the plans thereof now on file in the office of the City of Nampa, and being a portion of the Southwest 1/4, Section 25, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of Section 25; thence along the Southerly boundary of Section 25, South 89°11'46" East, 1198.77 feet to the POINT OF BEGINNING; thence North 00°08'10" East, 25.00 feet to the Northerly right-of-way of East Amity Avenue; thence continuing North 00°08'10" East, 30.06 feet; thence South 89°14'04" East, 99.34 feet; thence North 34° 53'37" East, 36.24 feet to the Westerly right-of-way of Queens Drive; thence along said right-of-way, South 00°08'10" West, 60.15 feet to the intersection of the rights-of-way of Queens Drive and East Amity Avenue; thence continuing South 00°08'10" West, 25.00 feet to the Southerly boundary of Section 25; thence along said Southerly boundary, North 89°11'46" West, 120.01 feet to the POINT OF BEGINNING.

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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 9/20/2021, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, AND IN ANY EVENT WAS DUE BY JANUARY 15, 2026 BASED ON NOTICE GIVEN ON DECEMBER 16, 2025, 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 \$225,000.00, together with interest thereon at 12% per annum from ~~7/16/2021~~, until paid.

*6/18/2025*

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

DATED: 01/16/2026

Pioneer Lender Trustee Services, Trustee

By \_\_\_\_\_

Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 01/16/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

*Chloe Knight*  
Signature of notary public

Commission Expires:

CHLOE KNIGHT

Residing in: Nampa, ID

Commission Expires: 02/21/2031

