

RECORDING REQUESTED BY

JENNIFER LOCKE 2 P 3031159000
KOOTENAI COUNTY RECORDER
SIW 1/28/2026 11:48 AM
REQ OF PIONEER LENDER TRUSTEE
SERVICES
RECORDING FEE: \$13.00 MV
Electronically Recorded

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104354

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that , is the current Trustee under the Deed of or Transfer in Trust executed by Lakeview Drive LLC, a Wyoming Limited Liability Company, as Grantor, to Pioneer Title Company of Kootenai County, as Trustee, in favor of Lincoln A, LLC, an Idaho limited liability company as to a 50% interest AND Lincoln B, LLC, an Idaho limited liability company as to a 50% interest, as Beneficiary, dated 12/29/2023, recorded 12/29/2023, under Instrument No. 295746600, records of Kootenai County, ID, the beneficial interest in which is presently held by Lincoln A, LLC, an Idaho limited liability company as to a 50% interest AND Lincoln B, LLC, an Idaho limited liability company as to a 50% interest Said Deed of Trust covers real property situated in said County, described as follows:

Parcel One:

Unit 1, Building 3, Trail Business Park Condos, according to the plat thereof, filed in Book "K" of Plats at page(s) 85, 85A and 85B, records of Kootenai County, Idaho.
TOGETHER WITH an undivided interest in the common area as set forth in Declaration recorded December 17, 2007, Instrument No. 2136407000, records of Kootenai County, Idaho.

Parcel Two:

Unit 2, Building 3, Trail Business Park Condos, according to the plat thereof, filed in Book "K" of Plats at page(s) 85, 85A and 85B, records of Kootenai County, Idaho.
TOGETHER WITH an undivided interest in the common area as set forth in Declaration recorded December 17, 2007, Instrument No. 2136407000, records of Kootenai 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 12/29/2023, THE MONTHLY PAYMENT WHICH BECAME DUE ON 9/1/2025 AND ALL SUBSEQUENT MONTHLY PAYMENTS, PLUS LATE CHARGES AND OTHER COSTS AND FEES 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 \$760,000.00, together with interest thereon at 6.25% per annum from 7/22/2025, until paid.

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

DATED: 1/28/2026

Pioneer Lender Trustee Services, Trustee

By _____

Deborrah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on Chloe Knight by Deborrah 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

