

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Pioneer Lender Trustee Services

8151 W. Rifleman Street

Boise, ID 83704

Trustee's Sale No: PLTS104363

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN that , is the current Trustee under the Deed of or Transfer in Trust executed by Farrow Road Properties, LLC, an Idaho limited liability company, as Grantor, to Pioneer Lender Trustee Services, as Trustee, in favor of Meridian Indemnity, Inc, an Idaho Corporation, as Beneficiary, dated 9/27/2024, recorded 9/27/2024, under Instrument No. 2024-054275, records of Ada County, ID, the beneficial interest in which is presently held by Meridian Indemnity, Inc., an Idaho Corporation Said Deed of Trust covers real property situated in said County, described as follows:

PARCEL 1:

Lot 4 in Block 1 of Spicebark Subdivision, according to the plat thereof, filed in Book 115, of Plats at Pages 17358 through 17360, Records of Ada County, Idaho.

PARCEL 2:

Lot 3 in Block 1 of Spicebark Subdivision, according to the plat thereof, filed in Book 115, of Plats at Pages 17358 through 17360, Records of Ada County, Idaho.

PARCEL 3:

Lot 2 in Block 1 of Spicebark Subdivision, according to the plat thereof, filed in Book 115, of Plats at Pages 17358 through 17360, Records of Ada County, Idaho.

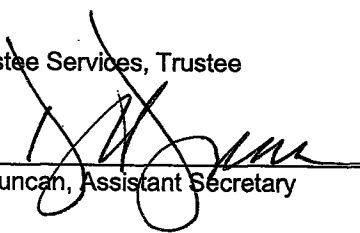
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 9/27/2024, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED 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 \$378,000.00, together with interest thereon at 12% per annum from 1/1/2026 to 1/27/2026, and 18% per annum from 1/28/2026, until paid.

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

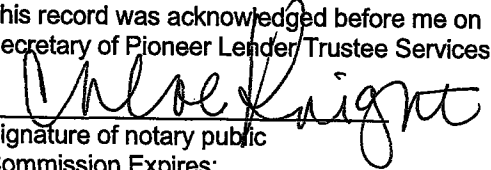
DATED: 2/6/2026

Pioneer Lender Trustee Services, Trustee

By 
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 2/6/2026 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