

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104390

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 RIVK, LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company of Ada County, as Trustee, in favor of Casey Staub and Johanna Steeves, as Beneficiary, dated 5/30/2023, recorded 6/1/2023, under Instrument No. 2023-031553, records of Ada County, ID, the beneficial interest in which is presently held by Casey Staub and Johanna Steeves. Said Deed of Trust covers real property situated in said County, described as follows:

Lot 46, Block 7, Movado Subdivision No. 6, according to the plat thereof, filed in Book 117 of Plats at Page(s) 17780-17782, and amended by Affidavit of Correction, recorded as Instrument No. 2024-049040, 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 5/30/2023, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

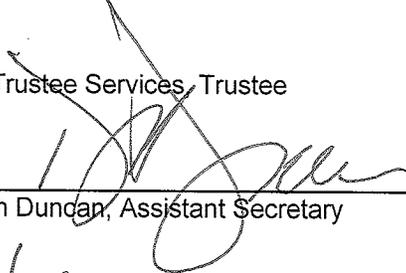
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$685,000.00, together with interest thereon at 5% per annum from 3/1/2026, until paid.

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

DATED: 3/11/2026

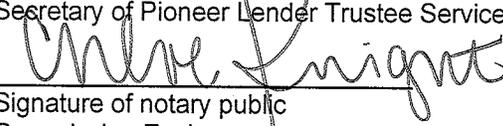
Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 3/11/2026 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

