

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104413

**Instrument # 323116**

MURPHY, OWYHEE, IDAHO  
2026-04-07 10:26:17 No. of Pages: 2  
Recorded for: PIONEER LENDER TRUSTEE SERVICES  
ANGELA BARKELL Fee: \$13.00  
Ex-Officio Recorder Deputy: map  
Index To: NOTICE OF DEFAULT  
Electronically Recorded by Simplifile

## 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 Paula Rhodes, an unmarried woman, as Grantor, to Pioneer Title Company, as Trustee, in favor of Leslie Loucks and Lavada Carol Loucks, husband and wife, as Beneficiary, dated 1/4/2022, recorded 1/12/2022, under Instrument No. 310926, records of Owyhee County, ID, the beneficial interest in which is presently held by Leslie Loucks and Lavada Carol Loucks, husband and wife. Said Deed of Trust covers real property situated in said County, described as follows:

A parcel of land located in a portion of the Southwest Quarter of Section 17, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, said parcel being more particularly described as follows:

Commencing at a set 5/8" iron pin marking the Southwest corner of said Section 17, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, said pin bears South 00° 07'48" West 2644.91 feet from a found Brass Cap marking the West Quarter corner of said Section 17, said pin also bears North 89° 58'56" West 2668.55 feet from a found Brass Cap marking the South Quarter corner of said Section 17; thence North 00° 07'48" East 25.00 feet along the Westerly boundary of said Section 17 to a point lying along the Northerly right of way of Pascoe Road, said point being witnessed by a set 1/2" iron pin which bears South 89° 58'56" East 15.00 feet, said point also marking the REAL POINT OF BEGINNING; thence continuing North 00°07'48" East 505.49 feet along the said Westerly boundary of Section 17 to a point, said point being witnessed by a set 1/2" iron pin which bears South 89° 47'36" East 35.00 feet; thence South 89° 47'36" East 448.81 feet to a set 1/2" iron pin; thence South 04° 39'12" East 505.69 feet to a set 1/2" iron pin lying along the said Northerly right of way of Pascoe Road; thence North 89° 58'56" West 490.97 feet along the said Northerly right of way of Pascoe Road to the POINT OF BEGINNING.

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 1/4/2022, FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 1/15/2026; PLUS LATE CHARGES, AND ADVANCES FOR DELINQUENT REAL ESTATE TAXES AND HAZARD INSURANCE AS SET FORTH; AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, PLUS LATE CHARGES, DELINQUENT REAL ESTATE TAXES, DELINQUENT INSURANCE PREMIUMS AND ALL FORECLOSURE COSTS AND FEES.

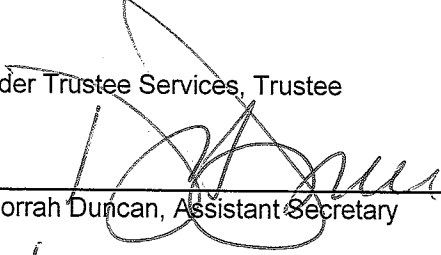
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The

principal balance is \$102,933.48, together with interest thereon at 8% per annum from 4/22/2026, until paid.

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

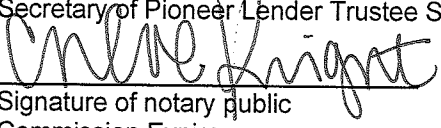
DATED: 4/6/2026

Pioneer Lender Trustee Services, Trustee

By   
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/6/2026 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

