

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104416

Instrument # 323104

MURPHY, OWYHEE, IDAHO
2026-04-06 12:51:31 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 Juan Betancourt and Bernardean Betancourt, as Grantor, to Pioneer Title Company of Canyon County, as Trustee, in favor of Levi Y. Kettle and Wiatt E. Kettle, as Beneficiary, dated 6/12/2015, recorded 6/26/2015, under Instrument No. 287086, records of Owyhee County, ID, the beneficial interest in which is presently held by Wiatt E. Kettle Said Deed of Trust covers real property situated in said County, described as follows:

In Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho,
Section 4: Southwest Quarter of the Southwest Quarter

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 6/12/2015, FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON 7/1/2025; 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 \$312,014.59, together with interest thereon at 4.5% per annum from 11/6/2025, 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 4/6/2020 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.


Signature of notary public

Commission Expires:

ALISON FINDLING

Residing in: Meridian, ID

Commission Expires: 08/04/2027

