

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104428

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 Mark L. Russell and Laura D. Russell, husband and wife, as Grantor, to Empire Title, as Trustee, in favor of Stock Boise, LLC, an Idaho limited liability company, as Beneficiary, dated 2/5/2025, recorded 2/5/2025, under Instrument No. 2025-007906, records of Boise County, ID, the beneficial interest in which is presently held by Stock Boise, LLC, an Idaho limited liability company Said Deed of Trust covers real property situated in said County, described as follows:

Lot 4 in Block 6 of Timberside Subdivision No. 1, according to the plat thereof, filed in Book 104, of Plats at Pages 14193 through 14196, Records of Ada County, Idaho.

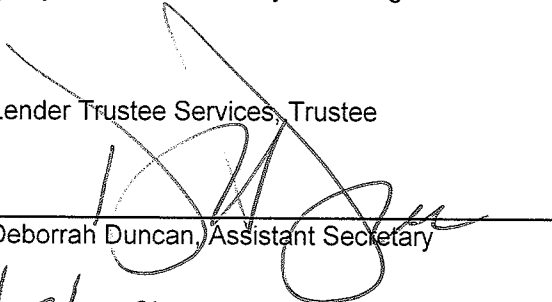
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 2/5/2025, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED 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 \$203,950.00, together with interest thereon at 19.5% per annum from 2/5/2026, until paid.

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


DATED: 4/22/2026

Pioneer Lender Trustee Services, Trustee

By 
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/22/2026 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

