

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104432

Instrument # 779568

BINGHAM COUNTY, IDAHO
2026-04-20 04:23:18 PM No. of Pages: 2
Recorded for: PIONEER LENDER TRUSTEE SERVICE
PAMELA W. ECKHARDT Fee: \$13.00
Ex-Officio Recorder Deputy JPulley
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 Community Improvement LLC, an Idaho limited liability company, as Grantor, to Pioneer Title Company of Bingham County, as Trustee, in favor of J&R Capital LLC, an Idaho limited liability company, as Beneficiary, dated 7/30/2025, recorded 8/5/2025, under Instrument No. 772907, records of Bingham County, ID, the beneficial interest in which is presently held by J&R Capital LLC, an Idaho limited liability company Said Deed of Trust covers real property situated in said County, described as follows:

Parcel 1:

A parcel of land located in the Southwest quarter of Section 3, Township 13 South, Range 44 East, Boise Meridian, Bingham County, Idaho, more particularly described as follows:

BEGINNING at a point that lies N 00°21'53" E for a distance of 660.39 feet along the west line of said Section 11 from the southwest corner of said Section 11, Thence S 89°43'02" E for a distance of 330.41 feet; Thence S 00°23'03" W for a distance of 215.09 feet; Thence N 89°42'58" W for a distance of 330.34 feet to the west line of said Section 11; Thence along said west line N 00°21'53" E for a distance of 215.09 feet to the POINT OF BEGINNING and is subject to easements as they exist.

Parcel 2:

A parcel of land located in the Southwest quarter of Section 3, Township 13 South, Range 44 East, Boise Meridian, Bingham County, Idaho, more particularly described as follows:

BEGINNING at a point that lies N 00°21'53" E for a distance of 148.44 feet along the west line of said Section 11 from the southwest corner of said Section 11, Thence S 89°42'58" E for a distance of 330.24 feet; Thence S 00°23'03' W for a distance of 148.47 feet to the south line of said Section 11; Thence along said south line N 89°42'39" W for a distance of 330.19 feet to the west line of said Section 11; Thence along said west line N 00°21'53" E for a distance of 148.44 reel to the POINT OF BEGINNING. and is subject to casements as they exist.

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 7/30/2025, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY,

TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

and

FAILURE TO PROVIDE HAZARD INSURANCE.

and

FAILURE TO COMPLY WITH PROHIBITION OF FURTHER ENCUMBRANCE OF PROPERTY.

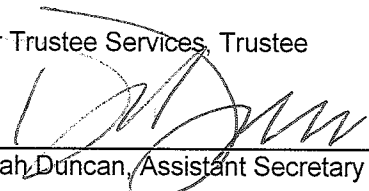
All delinquencies are now due, together with unpaid and accruing taxes, assessments, trustee's fees, attorney's fees, costs and advances made to protect the security associated with this foreclosure. The principal balance is \$222,000.00, together with interest thereon at 14% per annum from 7/30/2025 to 1/13/2026 and at 25% from 1/14/2026 until paid.

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

DATED: 4/20/2026

Pioneer Lender Trustee Services, Trustee

By


Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/20/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

J. Zabriskie
Signature of notary public
Commission Expires: 3/10/2027

