

Instrument No. 612552
21 Day Apr 2026
At 01 O'Clock 57 PM
MEREDITH MATTINGLY
FREMONT CO RECORDER
Fee \$13.00
KF Deputy
Recorded at Request of
Pioneer Lender Trustee Service

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

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

Trustee's Sale No: PLTS104433

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, 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. 609038, records of Fremont 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:

Lot 1, Block 1, Betty's Homesite Division No. 1, Fremont County, Idaho, as shown on the plat recorded March 11, 2025, as Instrument No. 607067.

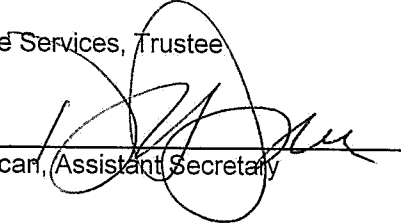
The Trustee hereby gives notice that a breach of the obligation for which such transfer is security has occurred, the nature of such breach is the failure to pay when due under the Deed of Trust Note dated 7/30/2025, FAILURE TO PAY THE PRINCIPAL BALANCE WHICH BECAME DUE AT MATURITY, TOGETHER WITH ACCRUED AND ACCRUING INTEREST, CHARGES, FEES AND COSTS AS SET FORTH.

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 \$25,000.00, 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: 4/21/2026

Pioneer Lender Trustee Services, Trustee

By 
Deborah Duncan, Assistant Secretary

State of Idaho, County of Ada

This record was acknowledged before me on 4/21/2026 by Deborah Duncan, as Assistant Secretary of Pioneer Lender Trustee Services.

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

